

Hidden Creek North Community Development District

Board of Supervisors' Meeting September 2, 2025

District Office: 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544 813.994.1001

www.hiddencreeknorthcdd.org

HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544

www.hiddencreeknorthcdd.org

Board of Supervisors Edward Schill Chairman

Jose Garcia Vice Chairman
Ebony Bennett Assistant Secretary
Michael Hunt Assistant Secretary
Jamie Schill Assistant Secretary

District Manager Daryl Adams Rizzetta & Company, Inc.

District Counsel Michael Eckert Kutak Rock LLP

District Engineer David Fleeman Florida Design Consultants

All Cellular phones and pagers must be turned off while in the meeting room.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida (813) 994-1001

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.hiddencreeknorthcdd.org

Board of Supervisors Hidden Creek North Community Development District August 26, 2025

Agenda

Dear Board Members:

The regular meeting of the Board of Supervisors of Hidden Creek North Community Development District will be held on **Tuesday**, **September 2**, **2025**, **at 10:00 a.m.** at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Wesley Chapel, Suite 100, Tampa, Florida 33544. The following is the agenda for this meeting.

1. 2.	CALL TO ORDER/ROLL CALL AUDIENCE COMMENTS
3.	BUSINESS ITEMS
	A. Consideration of District Management Services Contract
4.	STAFF REPORTS
	A. Landscape Inspection Services
	 Presentation of Field Inspection Report
	B. Aquatic Maintenance
	1. Presentation of AWC Aquatics Reports Tab 4
	C. District Counsel
	D. District Engineer
	E. District Manager
	1. Presentation of District Manager Report and
	Monthly FinancialsTab 5
	2. Presentation of Website Compliance Report Tab 6
5.	BUSINESS ADMINISTRATION
	A. Consideration of Minutes of the Board of Supervisors
	Meeting held on August 5, 2025 Tab 7
	B. Consideration of the Operation and Maintenance
	Expenditures for July 2025Tab 8
6.	SUPERVISOR REQUESTS
7.	ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1011.

Sincerely,

Daryl Adams

District Manager

Tab 1

CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

DATE: October 1, 2025

BETWEEN: RIZZETTA & COMPANY, INC.

3434 Colwell Avenue

Suite 200

Tampa, Florida 33614

(Hereinafter referred to as "District Manager")

AND:

HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

3434 Colwell Avenue

Suite 200

Tampa, Florida 33614

(Hereinafter referred to as "District," and together with District Manager,

the "Parties.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "Contract") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in Exhibit A to this Contract. This Contract constitutes the entire understanding between the Parties and supersedes all prior Contracts, which are hereby terminated and of no further effect.
 - **A. STANDARD ON-GOING SERVICES**. The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:
 - i. Management services include the conducting of one (1) three (3) hour board meeting per month, one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
 - **ii.** Administrative services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda;



- **iii. Accounting** services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority.
- for the timely billing, collection services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments.
- v. Continuing Disclosure serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.
- vi. Website Management services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.
- **B. TIME FRAME.** The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.
- II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:
 - Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
 - Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
 - Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
 - Electronic communications/e-blasts:
 - Special requests;
 - Amendment to District boundary;
 - Grant Applications;



- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

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

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



provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.

- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in Exhibit B. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. PAYMENT TERMS.

- i. Standard On-Going Services. Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- **ii.** Additional Services. Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.

- iii. Litigation Support Services. Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. Out-of-Pocket expenses. Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

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

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

X. RESPONSIBILITIES.

- **A. DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.
- **B. LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.
- **XI. TERMINATION.** This Contract may be terminated as follows:
 - **A.** By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager

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electronically at the address noted herein.

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

XII. GENERAL TERMS AND CONDITIONS.

- **A.** All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- **B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- **C.** This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Pasco County, Florida.
- **D.** In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- **E.** The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.
- **F.** The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.



G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

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

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

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

- **B. SOVEREIGN IMMUNITY**; **INDEMNIFICATION OBLIGATIONS**. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- **XIV. WAIVER OF DAMAGES**. The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the

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

XV. INSURANCE.

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



- endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.
- **E.** If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
- **XVI. ASSIGNMENT.** Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.
- XVII. COMPLIANCE WITH PUBLIC RECORDS LAWS. District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with Exhibit A, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as Exhibit D; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.



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

If to the District: Hidden Creek North Community

Development District

3434 Colwell Avenue, Suite 200

Tampa, FL 33614

With a copy to: Kutak Rock LLP

107 W. College Avenue Tallahassee, FL 32301 Attn: District Counsel

If to the District Manager: Rizzetta & Company, Inc.

3434 Colwell Avenue, Suite 200

Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

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



- **XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- **XXIII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION. This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- **XXVI. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- **XXVII. E-VERIFICATION**. Pursuant to Section 448.095(2), Florida Statutes,
 - A. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States



- Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- **B.** If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor shall immediately terminate its contract with the subcontractor.
- **C.** If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.
- XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT. District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by onsite employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.
- XXVIV. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "Force Majeure"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

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



(Remainder of this page is left blank intentionally)

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

ACCEPTED BY:						
RIZZETTA & COMPANY, INC.						
BY:	William J Rizzetta					
PRINTED NAME:	William J. Rizzetta					
TITLE:	President					
DATE:	Aug 11, 2025					
HIDDEN CREEK NORTH COMMU	HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT					
BY:						
PRINTED NAME:						
TITLE:	Chairman/Vice Chairman					
DATE:						

Exhibit A – Scope of Services

Exhibit B - Schedule of Fees

Exhibit C – Municipal Advisor Disclaimer

Exhibit D – Public Records Request Policy

Exhibit E – Human Trafficking Affidavit

EXHIBIT A

Scope of Services

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

MANAGEMENT:

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



- 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.
- 15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
- 16. Provide for submitting the regular meeting schedule of the Board to County.
- 17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
- 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
- 19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
- 20. Provide for public records announcement and file document of registered voter data each June.
- 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
- 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
- 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
- 24. Provide for instruction to Landowners on the Election Process and forms, etc.
- 25. Respond to Bond Holders Requests for Information.
- 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:



- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.
- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

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



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

B. Budgeting

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

C. Accounts Payable/Receivable

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

D. Capital Program Administration

- 1. Maintain proper capital fund and project fund accounting procedures and records.
- 2. Process Construction requisitions including:
 - a) Vendor Contract completion status



- b) Verify Change Orders for materials
- c) Check for duplicate submittals
- d) Verify allowable expenses per Bond Indenture Agreements such as:
 - (1) Contract Assignment
 - (2) Acquisition Agreement
 - (3) Project Construction and Completion Agreement
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
- 4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
- 5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing

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

F. Risk Management

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

FINANCIAL AND REVENUE COLLECTION:

A. Administer Prepayment Collection:



- 1. Provide payoff information and pre-payment amounts as requested by property owners.
- 2. Monitor, collect and maintain records of prepayment of assessments.
- 3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
- 4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.

B. Administer Assessment Roll Process:

- 1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
- 2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
- 3. Verify assessments on platted lots, commercial properties or other assessable lands.
- 4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
- 5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.
- C. Administer Assessments for Off Tax Roll parcels/lots:
 - 1. Maintain and update current list of owners of property not assessed via the tax roll.
 - 2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
 - 3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

D. True-Up Analysis:

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

WEBSITE MANAGEMENT:

A. Website Management:

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

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



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

ADDITIONAL SERVICES:

A. Meetings

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



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

C. Bond Issuance Services

- 1. Special Assessment Allocation Report;
 - a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
 - b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
 - c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments
- 2. Bond Validation;
 - a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
 - b) Provide expert testimony at bond validation hearing in circuit court.
- 3. Certifications and Closing Documents;
 - a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.
- D. Electronic communications/e-blasts;
- E. Special requests;
- F. Amendment to District boundary;
- G. Grant Applications;
- H. Escrow Agent;
- I. Continuing Disclosure/Representative/Agent;
- J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.
- K. Public Records Requests Refer to **Exhibit D** of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:

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

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

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



EXHIBIT BSchedule of Fees

STANDARD ON-GOING SERVICES:

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

	MONTHLY	ANNIHALLY
	MONTHLY	ANNUALLY
Management:	\$1,960.50	\$23,526
Administrative:	\$439.00	\$5,268
Accounting (General Fund):	\$1,755.58	\$21,067
Financial & Revenue Collections: Assessment Roll ⁽¹⁾	\$350.42	\$4,205 \$5,852
Continuing Disclosure:	\$416.67	\$5,000
Website Management:	\$200.00	\$2,400
Total Standard On-Going Services:	\$5,122.17	\$67,318

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



ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings Additional Meetings (includes meeting prep,	Hourly	\$ 400
attendance and drafting of minutes) Estoppel Requests (billed to requestor):	Hourly	\$ 400
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two-Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

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

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



HOURLY RATE:

LITIGATION SUPPORT SERVICES:

JOB TITLE:

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

JOB IIILL.		HOURET RATE.
President		\$ 500.00
Chief Financial Officer		\$ 450.00
Vice President		\$ 400.00
Controller		\$ 350.00
Regional District Manager		\$ 300.00
Accounting Director		\$ 300.00
Finance Manager		\$ 300.00
Senior District Manager		\$ 275.00
District Manager		\$ 250.00
Amenity Services Manager	-	\$ 250.00
Business Development Ma		\$ 250.00
Landscape Inspection Serv	ices Manager	\$ 250.00
Financial Analyst		\$ 250.00
Senior Accountant		\$ 225.00
Landscape Specialist		\$ 200.00
Administrative Support Mar		\$ 200.00
Senior Financial Associate		\$ 200.00
Senior Administrative Assis	stant	\$ 200.00
Staff Accountant II		\$ 200.00
District Coordinator		\$ 175.00
Administrative Assistant II		\$ 150.00
District Compliance Associ	ate	\$ 150.00
Staff Accountant		\$ 150.00
Financial Associate		\$ 150.00
Administrative Assistant		\$ 100.00
Accounting Clerk		\$ 100.00
Client Relations Specialist		\$ 100.00



EXHIBIT CMunicipal Advisor Disclaimer

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



EXHIBIT D

Public Records Request Policy and Fees

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

Policy Generally:

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

Requests for District Records:

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

Rizzetta & Company

- 6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.
- 7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

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



EXHIBIT E

Nongovernmental Entity Human Trafficking Affidavit Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a Florida Corporation

Name: William J. Rizzetta

Title: President



2025-10-01 - Hidden Creek North CDD - Contract for District Management Services (consolidated)

Final Audit Report 2025-08-11

Created: 2025-08-11

By: Scott Brizendine (sbrizendine@rizzetta.com)

Status: Signed

Transaction ID: CBJCHBCAABAAqLlc2BQUGL2UA-fmL51Qckhj9kQJIXUt

"2025-10-01 - Hidden Creek North CDD - Contract for District M anagement Services (consolidated)" History

- Document created by Scott Brizendine (sbrizendine@rizzetta.com) 2025-08-11 11:45:27 AM GMT
- Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature 2025-08-11 11:45:31 AM GMT
- Email viewed by Bill Rizzetta (brizzetta@rizzetta.com) 2025-08-11 11:49:29 AM GMT
- Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
 Signature Date: 2025-08-11 12:26:36 PM GMT Time Source: server
- Agreement completed.
 2025-08-11 12:26:36 PM GMT

Tab 2

THE HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT



RESPONSE TO REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES AUGUST 26, 2025



SUBMITTED TO:

The Hidden Creek North

Community Development District

Mr. Darryl Adams, District Manager Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100 Tampa, Florida 33544

SUBMITTED BY:

Alliant Engineering, Inc.

Mr. Jeff Sprouse, PE 3901 Coconut Palm Drive Suite 102 Tampa, Florida 33619



Mr. Darryl Adams, District Manager Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100 Tampa, Florida 33544

RE: Response to Request for Qualifications

The Hidden Creek North CDD

Dear Mr. Adams and Members of the Evaluation Committee:

Alliant Engineering, Inc. is pleased to submit our Statement of Qualifications in response to your Request for Qualifications for professional engineering services. We appreciate the opportunity to introduce our firm and express our interest in supporting The Hidden Creek North Community Development District in achieving its infrastructure and development goals.

Our team of licensed engineers, planners, and technical professionals brings decades of combined experience and a collaborative approach to every project. We pride ourselves on being responsive, detail-oriented, and committed to the long-term success of the communities we serve.

Commitment to the District

Alliant Engineering understands the unique needs of Community Development Districts and the importance of balancing growth with sustainability, fiscal responsibility, and resident satisfaction. We have successfully partnered with similar districts to deliver infrastructure improvements, roadway enhancements, stormwater upgrades, and utility coordination—all while maintaining transparency and accountability.

Enclosed with this letter, you will find our Statement of Qualifications, which includes:

- Firm profile and organizational structure
- Relevant project experience
- Key personnel resumes
- Approach to project delivery and client service
- References from similar engagements

We welcome the opportunity to support The Hidden Creek North Community Development District as their District Engineer. Please feel free to contact us should you require additional information or have any questions.

Thank you for considering our qualifications.

Sincerely,

Alliant Engineering, Inc.

Wayne "Jeff" Sprouse, PE, Client Manager

813.954.4337 🖾 jsprouse@alliant-inc.com

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At Alliant, strong relationships are the cornerstone of our business. We've seen firsthand how trust and collaboration lead to better project outcomes—enhancing our clients' reputations and creating future opportunities. That's why we've spent over 30 years cultivating meaningful connections across the public and private sectors nationwide. Our clients continue to choose Alliant because of the relationships we build and the results we deliver.

Alliant is made up of talented professionals from diverse disciplines, backgrounds, and experience levels. As a team of employeeowners, we're committed to delivering complex engineering and design solutions that meet demanding schedules and budgets without compromising on performance or quality. Our core values of excellence, collaboration, and integrity drive everything we do, bringing lasting value to our clients, communities, and team members.

For more than three decades, we've remained focused on the values that define us. By keeping these principles at the forefront, we create opportunities for our people and serve our clients with the same entrepreneurial spirit and integrity that have shaped our success since day one.

Alliant's Team Guiding Principles:

- We innovate before, during, and after design to deliver the best solutions for our clients.
- We communicate openly with clients, employees, sub-consultants, and stakeholders to keep projects on task, on schedule, and within budget.
- We are dedicated to both our business and the communities we serve.
- We deliver successful, high-quality projects every time.
- We stay grounded and focused, always listening and always working hard.



COMMUNITY

Our community is where we live, work, and play—it's at the heart of who we are at Alliant. It includes our industry, our neighbors, and the world around us. Supporting and strengthening our communities isn't just part of our work—it defines our purpose.



EXCELLENCE

We are committed to always doing our best—and being the best at what we do. Excellence guides our work, drives our standards, and defines the results we deliver.



CREATE VALUE

We solve challenges with purpose and precision, delivering the best solutions for our clients. The value we create extends far beyond project completion—leaving a lasting impact on communities and stakeholders.



COLLABORATION

We take on big challenges by working together—partnering closely with our clients, teaming with industry partners, and supporting one another. Through collaboration, we achieve more and deliver better outcomes.



FUTURE FOCUSED

We're always looking ahead—to the next idea, the next solution, and the next opportunity to build better, more resilient communities. Innovation and long-term thinking guide everything we do.



INTEGRITY

Our success is built on trust. Clients and partners count on us to do business the right way—with honesty, accountability, and a commitment to doing what's right every time.



ENGINEER POINT OF CONTACT AND PROPOSED TEAM

Response to RFQ for Engineering Services for The Hidden Creek North Community Development District, Wesley Chapel, Florida

Public Notice Date: August 10, 2025 Solicitation No. 47289

Engineer Point of Contact:

Jeff Sprouse, PE / Client Manager (813) 954-4337

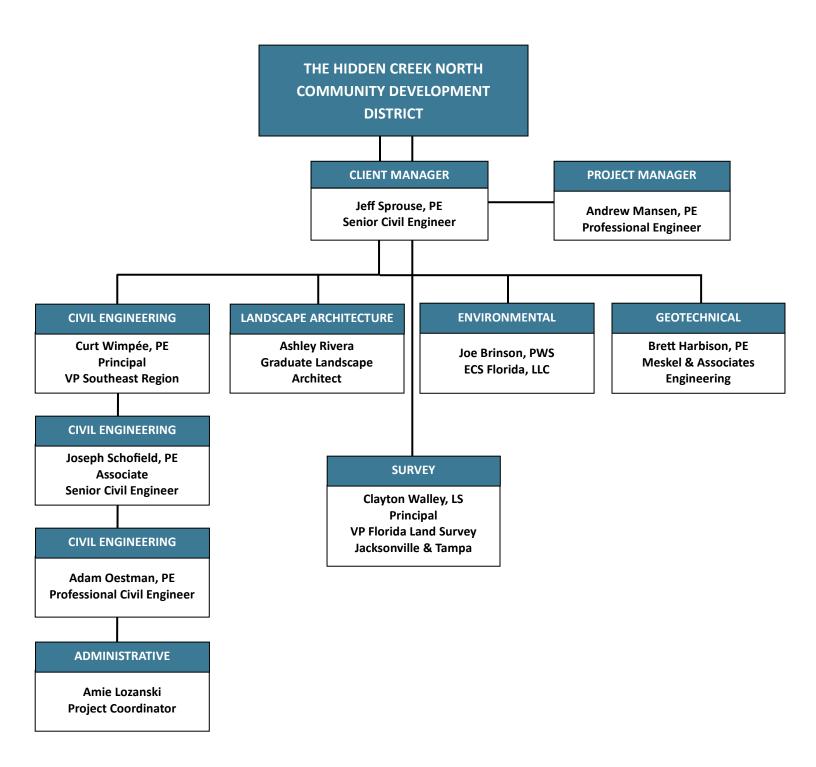
Alliant Engineering, Inc. jsprouse@alliant-inc.com

PROPOSED TEAM

Che	ck			
Prime	Subcontractor	FIRM NAME	ADDRESS	ROLE IN THIS CONTRACT
Х		Alliant Engineering	3901 Coconut Palm Drive, Suite 102 Tampa, Florida 33619	Project Management, Civil Engineering, and Landscape Services
	Х	ESC Florida, LLC	4524 N. 56th Street Tampa, Florida 33610	Environmental Services
	Х	Meskel & Associates Engineering	2202 N. West Shore Boulevard Suite 200 Tampa, Florida 33607	Geotechnical Services
	Х	Alliant Florida, Inc. (A wholly owned subsidiary of Alliant Engineering, Inc.)	3901 Coconut Palm Drive, Suite 102 Tampa, Florida 33619	Land Survey Services



Exhibit 1. Organizational Chart of Proposed Team



JEFF SPROUSE, PE - CLIENT MANAGER



YEARS EXPERIENCE

28 years overall, and 1 year with Alliant.

EDUCATION

- ♦ BS, Nuclear Engineering, Mississippi State University
- ◆ FDEP Stormwater Management Inspector #40208
- Advanced MOT Certified
- ◆ 40-Hour OSHA Hazmat Certified
- ♦ US Navy Engineering Lab Technician
- Nuclear Power Plant Operations

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (60821)

Mr. Jeff Sprouse, PE brings over 28 years of diverse experience in both design and construction across a broad range of civil infrastructure projects. His areas of expertise include land development, water resources, municipal water systems, sanitary sewer design and rehabilitation, stormwater management, and roadway design and construction. Mr. Sprouse has also contributed to vertical construction, structural fabrication and erection, and the design and integration of SCADA systems for sanitary sewer and stormwater treatment facilities—such as Alum Injection Systems. In addition to his technical expertise, Mr. Sprouse has extensive experience in construction supervision and project management for roadway, water, sanitary sewer, site, drainage, and structural projects. He has served as both Project Manager and Design Engineer on numerous similar assignments, consistently combining deep technical knowledge with practical, hands-on leadership.

ANDREW MANSEN, PE - PROJECT MANAGER



YEARS EXPERIENCE

14 years overall, and 3.5 year with Alliant.

EDUCATION

 BS, Civil Engineering, California State University, Sacramento, CA

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (91277)

Mr. Andrew Mansen is a Civil Engineer with 14 years of experience in civil design. He holds a Bachelor of Science in Civil Engineering from California State University, earned in 2011. Mr. Mansen has contributed to the design, review, and management of numerous public and private site development projects across California and Florida, bringing a solid foundation of technical knowledge and a collaborative approach to every project.



JOSEPH SCHOFIELD, PE - SENIOR CIVIL ENGINEER



YEARS EXPERIENCE

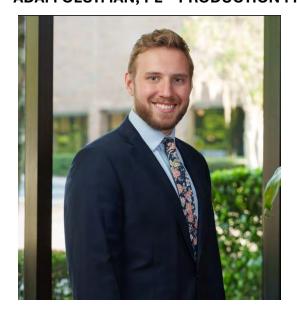
21 years overall, and 3 years with Alliant.

EDUCATION

- ♦ MBA, St. Leo University
- ◆ BS, Civil Engineering, University of North Florida (UNF)

Mr. Schofield is a Senior Engineer with over 21 years of experience in civil design and construction oversight. He has contributed design, review, and project management expertise to hundreds of public and private roadway and site development projects across the southeastern United States. Throughout his career, Mr. Schofield has collaborated with numerous state agencies and local municipalities to advance diverse infrastructure initiatives aimed at improving transportation systems nationwide. His extensive experience and commitment to delivering high-quality, community-focused solutions make him a valuable leader on any civil engineering project.

ADAM OESTMAN, PE - PRODUCTION MANAGER



YEARS EXPERIENCE

6 years overall, and 3 years with Alliant.

EDUCATION

♦ BS, Civil Engineering, Murray State University

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (98440)

Mr. Oestman brings over six years of experience in the design and construction of private infrastructure projects. His portfolio includes a wide range of commercial, medical, municipal, and residential developments. He has been involved in all phases of project delivery, including land acquisition, contract review, site assessment, land planning, development cost analysis, scheduling, regulatory approvals, preparation of contract documents, and construction administration. His comprehensive expertise ensures efficient and effective project execution from concept to completion.



CURT WIMPÉE, PE - SENIOR CIVIL ENGINEER



YEARS EXPERIENCE

29 years overall, 10 years with Alliant.

EDUCATION

BS, Civil Engineering University of Minnesota

PROFESSIONAL REGISTRATIONS

- Professional Engineer in Florida (79764)
- Minnesota (40487)
- Georgia (031340)
- N. Carolina (053415)
- S. Carolina (41355)
- Tennessee (125610

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers • FCARD • NEFBA • NAIOP • ULI

Mr. Wimpée brings 28 years of experience in municipal engineering, land development, and transportation. His expertise spans a wide range of projects, including localized and regional utility extensions, lift station design, roadway reconstructions for both municipalities and Departments of Transportation, new roadway development, maintenance of traffic (MOT) plans, signage and striping plans, concrete and asphalt pavement design, stormwater management systems, and regional drainage studies. He has also led engineering efforts for residential, mixed-use, and large-scale commercial developments. As Alliant's Principal-in-Charge, Mr. Wimpée is committed to leading project design teams through clear communication, well-defined goals, and ongoing accountability. He also serves as a key liaison between district staff, permitting agencies, and the design team to ensure coordination, efficiency, and successful project delivery.

ASHLEY RIVERA – GRADUATE LANDSCAPE ARCHITECT



YEARS EXPERIENCE

4 years overall, and 2 years with Alliant.

EDUCATION

- BS, Landscape Architecture, University of Ana G. Mendez
- ◆ Currently pursuing licensure as a Landscape Architect in Florida

Ashley is a skilled landscape designer with over three years of experience in land development, specializing in marketing graphics, renderings, planting design, and design standardization. With a natural artistic talent and a strong eye for detail, she creates efficient, sustainable outdoor spaces that foster meaningful connections to nature. Ashley is passionate about blending aesthetic vision with practical functionality to deliver thoughtful, innovative landscape solutions. Her work consistently reflects a commitment to sustainability, user experience, and the success of each project she supports.



CLAYTON WALLEY, L.S., PSM – VP FLORIDA LAND SURVEY



YEARS EXPERIENCE

25 years overall, and 6 years with Alliant.

EDUCATION

- A.A.S. Industrial Engineering Technology, Paul D. Camp Community College
- ♦ BS Business, Project Management, University of Phoenix

PROFESSIONAL REGISTRATIONS

Licensed Surveyor in Florida (LS7209)

Mr. Walley brings over 25 years of experience in land surveying across multiple states. His expertise includes large-scale boundary and topographic surveys, construction staking, and as-built surveys. Clayton is highly skilled in project management, GPS mission planning and execution, low-altitude UAV data acquisition, and CAD drafting. With a comprehensive understanding of both field and office operations, he plays a critical role in ensuring the accuracy, efficiency, and success of complex surveying projects.

JOE BRINSON, PWS - ENVIRONMENTAL SENIOR PROJECT MANAGER

YEARS EXPERIENCE

27 years overall, and 3 years with ECS, Florida, LLC.

EDUCATION

 BS, Forest Resource Management / Forest Biometrics, University of Georgia

PROFESSIONAL REGISTRATIONS

Professional Wetland Scientist

Mr. Brinson brings over 26 years of experience in environmental consulting, with expertise in wetland permitting, protected species assessments, timber evaluations, greenbelt determinations, and arborist services. As a Senior Environmental Project Manager at ECS, he oversees all phases of environmental project execution, including proposal development, regulatory compliance (including SPEC/NPDES), budgeting, and reporting. His role involves direct client engagement, coordination of field activities, report preparation and review, as well as invoicing and business development. Mr. Brinson's broad technical knowledge and leadership ensure efficient, compliant, and client-focused project delivery.

BRETT H. HARBISON, PE – DIRECTOR OF TRANSPORTATION AND GEOTECHNICAL SERVICES PRINCIPAL ENGINEER

With over 18 years of experience in field operations, laboratory testing, and geotechnical analysis across Florida, Brett leads the complete geotechnical process—from drilling and sampling to laboratory testing and engineering analysis. He has managed geotechnical services for a wide range of Florida Department of Transportation (FDOT) projects, utilizing both Design-Bid-Build and Design-Build delivery methods. As a Certified SmartPile EDC system user, Brett has performed dynamic load testing on numerous pre-stressed, pre-cast concrete driven piles for bridge foundation projects throughout the state.

YEARS EXPERIENCE

27 years overall, and 3 years with ECS, Florida, LLC.

EDUCATION

 BS, Forest Resource Management / Forest Biometrics, University of Georgia

PROFESSIONAL REGISTRATIONS

Professional Wetland Scientist



Anabelle Island, Green Cove Springs, Florida



Project Overview: Anabelle Island is a thoughtfully planned residential community located in the heart of Clay County, Florida. Once complete, the development will feature 369 single-family homes, a community pool and recreation center with direct access to local trail systems offering residents a blend of comfort, connectivity, and outdoor living.

Alliant's Role: Alliant has been a key partner in the development of Anabelle Island, providing comprehensive civil engineering, surveying, and permitting services across multiple phases of the project.

Impact: Anabelle Island is helping meet the growing demand for housing in one of Florida's fastest-growing regions. Alliant's involvement ensures the community is built on a strong foundation – both literally and figuratively – supporting long-term growth and quality of life for future residents.

PROJECT HIGHLIGHTS

- Phases 1A & 1B successfully supported construction with close coordination between design and field teams.
- Phase 2 is currently under construction, with Alliant leading the design and permitting efforts.
- Agency Coordination: Worked with Clay County and relevant regulatory bodies to ensure timely approvals and compliance.







Nestled amidst ocean vistas and bordered by numerous state parks, this budding community of 28 single-family homes promises a peaceful, serene place to live.

Alliant provided professional surveying and platting services for the Beachview Cove development in Volusia County. Our team conducted fieldwork and prepared the plat in accordance with Chapter 177 of the Florida Statutes and applicable local municipal standards. Services included setting all required Permanent Reference Monuments (PRMs), Permanent Control Points (PCPs), and lot corners; preparing and submitting both preliminary and final plats; and addressing municipal comments through to final approval.

We began work within three weeks of receiving the executed proposal and supporting documentation, working closely with the client to ensure timely delivery. In addition to surveying and platting, Alliant led the site's civil engineering efforts, securing all necessary entitlements and permits to facilitate development.

The project required multiple approvals, including:

- Volusia County Master Plan Development Order and Final Development Order
- City of Ormond Beach utility approval
- Department of Health Domestic Water Permit
- ► FDEP Wastewater Permit
- ▶ FDOT Driveway, Drainage, and Utility Connection Permits
- ► FDEP Coastal Construction Field Permit
- SJRWMD Environmental Resource Permit

With infrastructure now fully completed and model homes going vertical, Alliant is proud to see Beachview Cove coming to life.



Wildlight Community, Nassau County, Florida



AJ Johns and Burnam

Wildlight is a 24,000-acre master-planned community in Nassau County, Florida designed to harmonize modern living with natural surroundings.

With over 7,000 acres dedicated to conservation and plans for more than 20,000 homes, Wildlight is poised to evolve over the coming decades into a vibrant, sustainable town. Alliant is proud to support this long-term vision by providing professional surveying services for Parcel 4B—an essential component of Wildlight's ongoing expansion.

Our scope of work included layout staking for clearing limits, silt fencing, and pond construction, as well as establishing site control for GPS-guided machinery. We also conducted post-grading topographic surveys and provided as-built reviews and certifications. Through our efficient pre-calculated layout process and daily field reporting, we ensured precise and timely support throughout the project's development.

By facilitating the foundational development of Parcel 4B, Alliant is helping advance Wildlight's mission to create a community that blends diverse housing, integrated amenities, and preserved natural spaces—setting a new benchmark for thoughtful, long-term regional growth.









AdventHealth, 100-Bed Hospital and Medical Office Building - Palm Coast, Florida



SERVICES



CIVIL ENGINEERING



CONSTRUCTION SERVICES



LAND SURVEY



TRAFFIC ENGINEERING

ADDITIONAL SERVICES

- Construction Engineering / Administration
- Construction Inspection
- Environmental Permits
- ADA Design
- Survey Existing Conditions Survey
- Survey ALTA Survey
- ► Traffic Operations Traffic Impact Study

Alliant provided comprehensive civil engineering design, permitting, and coordination services for a new 100-bed hospital and medical office building located at the intersection of Palm Coast Parkway and Bridgehaven Drive.

Our scope included site planning, stormwater and utility design, erosion control measures, and off-site roadway improvements. Alliant also led the completion of the traffic impact study and coordinated closely with Florida Power & Light and other subconsultants to finalize construction documents.

In addition, our team supported multiple public meetings, developed technical specifications, and assisted with agency submittals and permit close-outs to ensure full compliance with City and environmental requirements.



Hillsborough County Emergency Vehicle Preemption, Tampa Bay, Florida



Alliant is supporting Hillsborough County, Florida, with a range of traffic operations, smart mobility, and Intelligent Transportation Systems (ITS) initiatives.

Our Tampa team is actively assisting the County's Traffic Management Center with several ongoing work orders. Key efforts include the design and deployment of a county-wide Emergency Vehicle Preemption (EVP) system, covering over 150 emergency vehicles and 600 traffic signals. Additionally, the County is upgrading 120 traffic signals with new Advanced Traffic Controllers (ATCs) and Connected Vehicle Roadside Units (RSUs).

Alliant developed the Request for Proposal (RFP) for these upgrades and is currently supporting acceptance testing and systems engineering documentation for the Advanced Traffic Management System (ATMS). Our team is also assisting with Federal Highway Administration (FHWA) grant applications, including a new School Bus Safety Program that integrates connected vehicle technology.





Saddlebrook Landings Apartment Community, Jacksonville, Florida





Alliant played a key role in bringing Saddlebrook Landings to life, a 216-unit apartment community nestled along Normandy Boulevard in Jacksonville, Florida.

Alliant provided civil site engineering, surveying, and permitting services for the phased development of this growing community. Our team led the preparation of final construction documents, including grading, utility design, stormwater management, and erosion control plans, while also offering construction administration support throughout the project.

We coordinated with multiple agencies to secure the necessary permits, including the City of Jacksonville, FDOT, SJRWMD, and FDEP, as well as with landscape and irrigation consultants to ensure a cohesive site design. With a focus on both current infrastructure needs and long-term growth, Alliant's work is helping shape a thriving residential hub in one of Florida's fastest-growing regions.



Whiteview Village Subdivision, Palm Coast, Florida



Located in Palm Coast, Florida, Whiteview Village provides housing for 202 families and features community amenities including a pool, cabana, and kayak launch—perfectly suited for Florida's sunny climate.

Alliant played a key role in bringing this commuter-friendly neighborhood to life. The project's success was driven by strong collaboration and partnerships across disciplines, showcasing how Alliant delivers value through integrated design, coordination, and a commitment to community-focused development.





Tallahassee Memorial Healthcare Campus Expansion to Panama City Beach, Florida



In response to the rapid population growth in Panama City Beach and the surrounding Bay County area, Tallahassee Memorial Healthcare, the Florida State University College of Medicine, and The St. Joe Company have partnered to develop a state-of-the-art medical campus on approximately 87 acres in Panama City Beach.

The project is being developed in phases, with plans to ultimately include a 500-bed hospital and a variety of ancillary medical facilities. Phase I features a master plan for a four-story, 60,000-square-foot medical office building designed to provide primary and urgent care services, with future potential for orthopedic, cardiology, and surgical specialties.



As the civil engineer for the project, Alliant's master planning effort integrates long-term considerations, including roadway expansion and projected growth over the next 10 to 30 years. Particular attention has been given to access, site circulation, and wayfinding—factors that are essential to enhancing the overall patient and visitor experience.

The planning process prioritizes all sensory elements of the user journey—from initial campus visibility and arrival to ease of departure after each visit. In addition, the design responds to the vibrant bicycle and pedestrian activity in Panama City Beach and the critical need for efficient emergency vehicle access. These considerations will help shape a welcoming, accessible, and future-ready corridor as the campus expands to serve the evolving needs of the community.

Once complete, the new healthcare campus will significantly enhance access to medical care for the region's growing population.



Riverfront Plaza, Jacksonville, Florida



As part of the City of Jacksonville's ambitious redevelopment initiative, Riverfront Plaza is emerging as a vibrant waterfront destination that celebrates the city's connection to the St. Johns River. The project envisions expansive open parkland, immersive public art, versatile event spaces, and seamless pedestrian access—all designed to create lasting value for residents and visitors alike.

Alliant is proud to support this transformative effort by providing precise and responsive professional surveying services. Our team is responsible for layout staking, the preparation of as-built documentation, and daily field reporting to ensure clarity, accuracy, and compliance. By working in close coordination with contractors and city staff, we help bring the vision of Riverfront Plaza to life with the precision and care it deserves.

This is more than construction—it's community building, placemaking, and a bold step toward redefining Jacksonville's downtown riverfront.





Reverie at Palm Cost Subdivision, Palm Coast, Florida



Alliant serves as the Engineer of Record for the full design and permitting of a 421-home residential subdivision developed under a Community Development District (CDD). The scope includes comprehensive oversight and execution of all engineering design elements, from initial planning through final construction documentation. Alliant also prepared and submitted the Certified Engineer's Report, which included detailed cost estimating to support the CDD bond issuance process.

Project Owner

Sunbelt Land Management

Point of Contact

Ken Belshe

Contact No.

(386) 986-2411





Sweetgrass Apartments, Phase 1, Enhanced Landscape, St. Mary's, GA



Sweetgrass is a 150-acre master planned development located in St. Mary's, Georgia, for Tierra Linda Development, LLC. The community will include 312 Class A multifamily units, 194 townhomes, 143 single-family homes, and 212,600 SF of commercial space. Designed as a walkable, mixed-use neighborhood, Sweetgrass will ultimately be home to approximately 650 families and feature integrated opportunities for housing, employment, shopping, recreation, and civic life.

Alliant's team provided comprehensive project management services in collaboration with the client, architect, and interior designer. Scope of work included enhanced landscape architecture and irrigation design, neighborhood entry monument and security gate, site civil design and permitting, and site electrical engineering (managed subconsultant). The amenity package included the clubhouse and pool deck, outdoor kitchen, shade structures, dog park, mail kiosk, and associated hardscape elements, contributing to a vibrant and functional community environment.

Firm Name	Firm Location	Role	
Alliant Engineering, Inc.	Jacksonville, Florida	Project Engineer	
Alliant Florida, Inc.	Jacksonville, Florida	Land Surveyor	



Trout Creek Community Development District, St. Johns County, Florida



ECS Florida, LLC completed an Arboriculture Assessment for the landscape and tree decline predominantly live oaks with a few magnolias. ECS understood the trees started to decline approximately two years after they were planted. The scope of work included assessing the current condition of landscaping trees along Shearwater Parkway to determine whether conditions required removal and recommend and appropriate course of action for remediation. Investigative methods used were visual inspection of roots and tree, soil pH and nutrient analysis, root excavation, general leaf density analysis, irrigation water pH testing and bulk density testing of the soil.



Firms Involved with This Project

Firm Name	Firm Location	Role
ECS Florida, LLC	Jacksonville, Florida	Environmental



Sawmill Branch Roundabout, Palm Coast, Florida



Collaboration is at the heart of Alliant's success, and the US 1 & N Old Kings Street and Sawmill Development project is a prime example of that principle in action.

Working seamlessly across disciplines, our team delivered comprehensive design and permitting services in close coordination with FDOT and key project stakeholders. While guiding the transportation improvements through every phase, we simultaneously supported the development of Sawmill Branch—an exciting new residential community featuring 1,000 homes, a community pool, clubhouse, dog park, and playground.

This project exemplifies Alliant's commitment to building better communities through integrated infrastructure and thoughtful design.

ADDITIONAL SERVICES

- Construction Engineering / Administration
- Construction Inspection
- Environmental Permits
- Preliminary Design
- Final Design
- Roundabout

- ADA Design
- Survey Existing Conditions
- Survey Final Plat
- Traffic Design Signals / Lighting
- Traffic Design Signing and Pavement Markings



Shadow Crest at Rolling Hills Community Development District, Phases 3B and 3C, Green Cove Springs, Florida

Point of Contact

Contact No.

Marilee Giles

(904) 940-5850 x 412



Mr. Schofield served as the District Engineer and Engineer of Record for a CDD infrastructure project supporting a 247-lot single-family platted phase. The project was funded through a bond issuance and required seamless coordination with the primary CDD Engineer responsible for the adjacent Shadow Crest phase, which was under concurrent construction. Monthly board meetings were attended jointly to provide updates on each respective phase.

Shadow Crest included construction of a lift station designed to receive effluent from both developments. Mr. Schofield facilitated the acquisition of electrical and landscape maintenance easements and conducted detailed reviews of contractor, vendor, and supplier invoices and pay requests to ensure the proper use of bond proceeds. His responsibilities also included cost estimating and preparation of the Engineer's Report for the full planned build-out of the Shadow Crest phase.





Names of Key		Involvement in Example Projects													
Personnel	Role in This Contract		2	3	4	5	6	7	8	9	10	11	12	13	14
Jeff Sprouse, PE	Client Manager					X							Χ		Χ
Andrew Mansen, PE	Project Manager	Х	Х				Х		Х				Χ		X
Joseph Schofield, PE	Senior Civil Engineer	Х	Х	Х			Х		Χ		Χ		Χ		Х
Adam Oestman, PE	Production Manager			Х	Χ		Х	Χ			Х			Х	Х
Curt Wimpée, PE	Principal VP Southeast Region			Х	Х			Χ			Χ				
Ashley Rivera	Graduate Landscape Architect	Х		Х				Х			Х	Х			Х
Clayton Walley, L.S.	Principal VP Florida Land Survey	Х		Х			Х	Х		Х		Х		Х	Χ
Joe Brinson, PWS	Professional Wetland Scientist												Х		
Brett Harbison, PE	Director of Transportation &														

Example Project Key

Number	Title of Project	Number	Title of Project
			Tallahassee Memorial Healthcare Campus Expansion
1	Anabelle Island Subdivision	8	to Panama City Beach, Florida
2	Beachview Cove	9	Riverfront Plaza
3	Wildlight Community	10	Reverie at Palm Coast Subdivision
4	AdventHealth	11	Sweetgrass Apartment Community
	Hillsborough County Emergency Vehicle		
5	Preemption	12	Trout Creek Community Development District
6	Saddlebrook Landings Apartment Community	13	Sawmill Branch Roundabout
7	Whiteview Subdivision	14	Rolling Hills Community Development District



CIVIL ENGINEERING:

At Alliant, our team provides expert guidance to help clients navigate the multifaceted challenges inherent in project development. Through the strong, collaborative relationships we've established with both private and sector clients and public agency representatives, we ensure that our clients' objectives are consistenty achieved.

Alliant's Civil Engineering and Land Development Services Include:

- ♦ Comprehensive due diligence assessments
- Site analysis, feasibility studies, and planning
- Design development and budget forecasting
- Entitlement processing
- Preparation of construction documentation
- Stormwater management system design
- Grading, drainage, NPDES/SWPPP design and inspection
- ♦ Permitting and coordination with regulatory agencies
- Construction administration and oversight
- Project closeout and certification services

We engage closely with clientss and stakeholders throughout every phase of the project lifecycle, delivering responsive, detail-oriented, and value-driven oversight from initial planning through final completion.



INTELLIGENT TRANSPORTATION SYSTEM:

Alliant is devoted to providing solutions that will increase the safety and convenience of travel. Our experience with ITS systems dates back to our very first project, and we have continued to grow our services and expertise in this area. Building on a history of success, Alliant is committed to introducing new technological solutions to address the challenges facing modern transportation systems.

The scope of Alliant's intelligent transportation services capabilities includes:

- ♦ ITS planning
- Systems engineering
- ♦ Communications and design
- ♦ Systems implementation and integration
- ♦ System evaluation
- System architecture

Our history of ITS success dictates our strategy of always looking forward to new solutions.

LANDSCAPE ARCHITECTURE:



Growing New Landscape Solutions: Through extensive planning and design, we help clients enhance their communities through landscape architecture. Whether it's a garden or streetscape, our team has the creative and analytical skills to map out an area and design features that will enhance its value, function, and enjoyment by the community. Our team guides clients from start to finish through submitting proper documents with agencies and developing construction plans so the project can be completed without delays or added costs.

Alliant's landscape architecture services include:

- Master planning
- Site analysis and planning
- Visualization and public presentation
- ♦ Agency coordination and submittals
- ♦ Construction drawings
- ♦ Construction administration

We work with public and private clients nationwide to build functional, well-designed spaces that meet every project's objectives on time and budget.

ROADWAY DESIGN:

Creating safe and efficient roads for our community has been a major focus since the inception of Alliant. From planning and preliminary design to traffic control and work zone safety, our team will make sure clients' roadway projects are delivered with high-quality work, on schedule, and within budget.

Alliant's roadway design services span:

- Preliminary design
- Final design
- Highway engineering
- Maintenance of Traffic (MOT)
- ♦ Municipal engineering
- Local road design (city, county, and state aid)
- Utilities
- Construction and cost estimating
- Public involvement

As leading roadway design and transportation planning specialists, we have built, planned, designed, and administered an incredible variety of public streets, highways, and more.



CONSTRUCTION ADMINISTRATION:

Alliant offers Construction Administration services to developers and municipalities through the construction phase of projects we design. During this phase, our team will coordinate with contractors and consultants to monitor and review the progress of construction.

Alliant's construction administration services include:

- Coordination with consultants and overall project management
- Representation of client interests throughout the construction process
- Review and management of submittal packages
- Oversight of construction-phase permitting requirements
- Evaluation and approval of change orders

LAND SURVEY:

Alliant is dedicated to delivering accurate and timely surveying services to support the successful execution of our clients' projects. Whether providing next-day service, construction staking, or preparing a final plat for public approval, our team ensures precision and responsiveness at every state. We offer a comprehensive suite of surveying services to clients in both the public and private sectors. As one of the first disciplines engaged at the outset of a project – and often one of the last to ensure proper closeout – surveying plays a critical role in the overall project lifecycle.

Alliant's land survey services go beyond expectations:

- ♦ Boundary surveys
 - o ALTA/NSPS land title surveys
 - Certificate of survey
- Topographic surveys
 - o Design location/existing conditions survey
 - o Hydrographic survey
 - Underground survey (utilities, areaways)
- Record surveys
 - Subdivision (plat, RLS, CIC, right-of-way plat)
 - Memorial plat
- ♦ Construction surveys
 - Establish horizontal and vertical site control
 - Staking horizontal and vertical site control
 - Volume measurements

We provide dependable, accurate land surveying services that adapt to your project's timeline and unique needs.

MAINTENANCE OF TRAFFIC (MOT):

The Alliant Maintenance of Traffic (MOT) team works hand-inhand with contractors and owners to develop innovative construction staging plans for complex projects throughout the Midwest and Western United States. Our expertise in construction staging, traffic control, temporary pedestrian facilities, public outreach, stakeholder engagement, and plan implementation allows our clients to rest easy knowing their project has the safest and most cost-effective construction phasing possible.

Alliant's Maintenance of Traffic (MOT) specialty services include:

- ♦ Construction staging
- ♦ Traffic control
- Traffic Management Plans (TMP)
- ♦ Incident Management Plans (IMP)
- Temporary pedestrian and multimodal facilities
- ♦ Temporary roadways and geometrics
- Temporary traffic modeling
- ♦ Detour route signal timing
- ♦ Temporary lighting and signal systems
- Public engagement
- ♦ Work zone traffic control review and refinement

To the traveling public, MOT is the most visible aspect of a construction project. Alliant develops a thorough and efficient approach to construction phasing which increases a project's traffic capacity, minimizes driver confusion, maintains access to the surrounding community, and promotes safety for both the public and construction crews.

TRAFFIC ENGINEERING:

As populations grow, public agencies face increasing pressure to manage rising traffic volumes with solutions that prioritize both safety and efficiency. At Alliant, we understand the critical importance of developing, designing, and implementing infrastructure projects that not only address these challenges but also reflect the unique needs of the communities they serve

Alliant's traffic engineering and traffic design services include:

- ◆ Traffic, parking, and specialty studies
- Bicycle and pedestrian facilities planning and design
- ♦ Traffic signal operations and signal timing
- ♦ Traffic modeling
- Intersection and roadway safety studies
- ♦ Intersection control evaluations
- ♦ Corridor studies
- ♦ Traffic final design
- Project management

Our traffic engineering services and designs are trusted nationwide to deliver safe, reliable, and community-focused infrastructure that supports sustainable growth.



WATER RESOURCES:

Stormwater Solutions that Exceed Expectations: Transportation and land development projects often require effective drainage system design. Our water resources team collaborates seamlessly with our environmental experts to deliver practical stormwater solutions that meet water quality requirements and support project success. Leveraging strong relationships with permitting agencies, we also ensure compliance with local and regulatory floodplain standards.

Alliant's water resources and stormwater services include:

- ♦ Hydrologic and hydraulic modeling
- ♦ Stormwater design
- ♦ Culvert design
- ♦ Bridge hydraulics
- ♦ Stream restoration
- ♦ Detention design
- Water quality management best practices
- ♦ Floodplain analysis and permitting

Our water resources team collaborates closely with Alliant's environmental experts to deliver exceptional stormwater planning and design—ensuring compliance with the highest regulatory standards.

SOLUTIONS FOR EVERY SECTOR:

With a wide range of services and professionals on staff, Alliant is uniquely prepared to support clients from all backgrounds. From landscape architecture and surveying to roadway design and traffic engineering, we offer the capabilities needed to execute each stage of your plan efficiently. As an employee-owned firm, our team is personally invested in the success of every project. Employee ownership fosters a deeper connection to our work, driving us to deliver thoughtful solutions, build lasting relationships, and approach each challenge with pride and accountability.



Throughout our history, Alliant has been fortunate to work with clients in both the public and private sectors. Our diverse team and experience give us the knowledge and flexibility to address the unique goals and constraints that are common among organizations in each realm. With a full line of services designed to maximize value and deliver results for every project, you can rely on Alliant to take on your biggest challenges with solutions that prioritize excellence and integrity.

Visit our website for even more available services. www.alliant-inc.com



ADDITIONAL INFORMATION-COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE

Alliant's Continued Growth in the Community Development District Segment:

Alliant Engineering, Inc. recognizes that Community Development Districts (CDDs) are special-purpose units of local government established to plan, finance, construct, and maintain public infrastructure within residential communities. These Districts play a vital role in supporting sustainable development and enhancing residents' quality of life.

Over the past several years, Alliant has continued to expand its presence and reputation in the CDD sector, providing dependable engineering services across Florida. Below is a list of communities currently supported by Alliant:

District Name	Location	Year Alliant Became the District Engineer
Tison's Landing	Duval County, Florida	2023
Ridgewood Trails	Clay County, Florida	2024
Oakleaf Town Center (OTC)	Clay County, Florida	2024
Bartram Park	Duval County, Florida	2024
The Trails	Duval County, Florida	2024
CrossCreek	Manatee County, Florida	2025
Glen St. Johns	Duval County, Florida	2025
Eagle Point CDD	Manatee County, Florida	2025

Our growth in this segment began with the successful partnership of Tison's Landing in 2023, where we continue to provide comprehensive general engineering services to support infrastructure planning and development.

Building on this success, Alliant was selected in 2024 to serve several additional districts—expanding our footprint and reinforcing our reputation as a reliable and responsive engineering partner.

In 2025, this positive trajectory has continued, as we remain committed to the thoughtful growth and improvement of each community we serve.

Across all engagements, Alliant delivers innovative, cost-effective, and sustainable engineering solutions while consistently exceeding client expectations. We are proud of the relationships we've built and look forward to supporting the ongoing success of these districts through collaborative planning and quality engineering.

VOLUME OF WORK PREVIOUSLY AWARDED BY THE DISTRICT: Alliant Engineering, Inc. has not previously performed work for this district.



At Alliant, relationships aren't just part of the job—they're the reason we're chosen time and time again. For over 30 years, we've built lasting partnerships across the public and private sectors, knowing that strong connections lead to smoother projects, stronger outcomes, and greater opportunities for our clients. We protect what we build—because when our clients succeed, so do we.

Public Sector Solutions Built on Experience and Trust

In public projects, the right team makes all the difference. At Alliant, we deliver exactly that. Each project is led by a seasoned professional and backed by a team of dedicated experts who bring a pragmatic, results-driven approach. We prioritize respect, accountability, and quality—ensuring your project's success while making your job easier from start to finish.

We take pride in enhancing lives through public infrastructure projects, creating safer, more accessible communities for everyone. With a future-focused mindset and innovative solutions, we guide projects from initial planning and programming through design, construction, and ultimately, integration into the community. Our comprehensive approach ensures that every aspect is thoughtfully managed, including meaningful public involvement, so local stakeholders understand the long-term value.

Private Sector Support that Goes Beyond the Blueprint

In the private sector, where every decision counts and time is money, having a team you can trust is everything. At Alliant, we're with you from start to finish—handling the design, navigating entitlements, and clearing the path forward. We don't just solve problems—we anticipate them, helping you move faster, smarter, and with confidence.

We understand that maximizing the value of your project while meeting market-driven goals and creating sustainable developments is your top priority. At Alliant, we carefully evaluate design options to ensure they align with your vision while also addressing the needs and requirements of local communities. Our collaborative approach helps you navigate challenges and identify the ideal solution for your project site, balancing innovation, efficiency, and long-term success.

Balancing Vision, Value and Viability

At Alliant, we understand that maximizing value, meeting market-driven goals, and creating sustainable developments are top priorities. That's why we take a thoughtful approach—vetting design options that align with your vision while addressing community needs and regulatory requirements. The result: smart, balanced solutions tailored to your project site and long-term success.





FIRM LICENSURE AND PREQUALIFICATIONS

Alliant is fully licensed to provide professional engineering services in the State of Florida and is registered with the Florida Department of State as an S-Corporation. Copies of the firm's licensure, as well as licenses for key personnel, are included in Appendix A.

Alliant maintains a strong record of professional integrity. No judicial or administrative agency, nor any qualification board, has ever investigated Alliant or any of its employees. Furthermore, neither the firm nor its staff—including licensed engineers—has ever been subject to an adverse decision or settlement related to a violation of ethical standards.

OTHER TECHNICAL SKILLS REFERENCE

- ► 6.1 Traffic Engineering Studies
- 6.2 Traffic Signal Timing
- 6.3.1 Intelligent Transportation Systems Analysis and Design
- ► 6.3.2 Intelligent Transportation Systems Implementation
- ▶ 6.3.3 Intelligent Transportation Traffic Engineering Systems Communications
- ► 7.3 Signalization
- ► 8.1 Control Survey
- ▶ 8.2 Design, Right-of-Way, and Construction Surveying
- 8.4 Right-of-Way Mapping

AUTHORIZED REPRESENTATIVE	
SIGNATURE	DATE
(he is	August 26, 2025
NAME AND TITLE	
Curt Wimpee, PE / VP Southeast Region	



To fully meet the criteria outlined in the RFQ, we offer the following additional information. This supplemental content further demonstrates Alliant Engineering's qualifications, expertise, and capacity to successfully perform all anticipated work under contract in the role of District Engineer.

COMPREHENSIVE EXPERTISE AND PROVEN COMMITMENT

Alliant Engineering, Inc. delivers professional design and project management services across a broad spectrum of disciplines, including municipal infrastructure, land development, transportation, traffic engineering, landscape architecture, and surveying. Our foundation is a diverse, multidisciplinary team of talendted professionals dedicated to delivering high-quality design, management, and construction services.

Founded in 1995, Alliant brings over 30 years of experience serving both public and private clients. Our collaborative, integrated management approach enables us to efficiently execute projects while maintaining an exceptional level of quality. We consistently add value by pairing unmatched civil engineering expertise with innovated, forward-thinking solutions.

In addition to our technical qualifications, we possess a deep understanding of the infrastructure challenges faced by smaller communities. The key staff proposed for this project are recognized experts in their fields and are well equipped to provide the ongoing engineering services required of a District Engineer.

Key Program – Level Roles: To ensure the successful delivery of services, Alliant provides structured program leadership supported by the following critical roles:

- ▶ Client Manager / Project Lead: Responsible for assembling tailored project teams, providing overall project insight, and serving as the primary point of contact for the District. Jeff Sprouse, PE has been selected as Client Manger due to his 28 years of experience and deep understanding of Community Development District (CDD) project dynamics. Jeff will attend district meetings (when necessary) and oversee both construction and engineering services.
- Quality Management Oversight: Jeff will also ensure all team members are fully trained in Alliant's Quality Management Process and that these protocols are rigorously applied across all individual projects.

Project Manager: Tasked with assigning appropriate team members to individual work orders and ensuring consistency in formatting, deliverables, and technical standards across all projects. This role also serves as a key technical resource for the entire project team.

Our team is structured for agility and accountability, enabling us to execute work orders efficiently while ensuring high-quality, on-time delivery.



Client Manager

Jeff Sprouse, PE



Project Manager

Andrew Mansen, PE



CERTIFIED MBE

Alliant's teaming partner **Meskel & Associates Engineering** (MAE) is a certified Women owned DBE and JSEB firm based in Jacksonville, FL with additional office in Lake City and Tampa. MEA specializes in geotechnical engineering, drilling, and laboratory testing services and brings strong local knowledge and technical expertise to the team. MAE's certifications are included at the end of this RFQ.

WILLINGNESS AND ABILITY TO MEET TIME AND BUDGET REQUIREMENTS

Alliant is fully committed to delivering projects on time and within budget. We facilitate all formal reviews in an organized and timely manner to maintain project momentum. Regular progress meetings are conducted to provide clear updates and proactively address design issues that are critical to the project schedule—for both the District and the broader project team.

To support this commitment, we implement our Quality Management Plan (QMP), which is tailored for each individual project and followed rigorously throughout the design process to ensure consistency, accuracy, and efficiency. Efficient project execution goes beyond sound engineering and project management—it also requires a deep understanding of the permitting landscape. Alliant has successfully completed a wide range of projects and brings extensive experience working with regulatory agencies across Florida. Our long-standing relationships with permitting authorities enable us to navigate approvals smoothly and avoid unnecessary delays.

Additionally, our strong network of subconsultants and contractors allows us to anticipate construction needs and align design decisions with real-world implementation. By leveraging our knowledge of construction methods and building systems, we can optimize designs for constructability and cost efficiency.

COMMUNICATION WITH THE DISTRICT

Fast-tracked projects demand continuous, proactive communication and close collaboration with the District and its oversight team. At Alliant, we prioritize transparency and responsiveness to ensure all stakeholders remain aligned throughout the project lifecycle. To support this, we will propose a draft meeting schedule for review and refinement during the project kickoff meeting. We envision three key levels of communication touchpoints:

- Design Review Meetings Structured sessions to review major design milestones, gather feedback, and ensure alignment with District goals.
- Over-the-Shoulder Reviews Informal, real-time checkins with District staff to discuss design elements as they are developed, allowing for early input and course correction.

 Progress Meetings – Regularly scheduled updates to review timelines, track deliverables, and address any emerging issues promptly.

This multi-tiered communication strategy helps foster accountability, accelerates decision-making, and supports timely delivery of high-quality work.

DESIGN REVIEW

Alliant implements a structured, collaborative design review process to ensure quality, consistency, and alignment with project goals. Out reviews are conducted at key milestones and are supported by a clear schedule developed during project kickoff.

OTSR

To promote transparency and real-time collaboration, OTSRs will be scheduled between major project milestones. These informal working sessions provide the District with visibility into the evolving design and create opportunities to offer input throughout the process. The primary purpose of OTSRs is to present "in-progress" design plans, address specific issues as they arise, and facilitate timely decisions that could affect the project schedule or scope. As appropriate, key stakeholders may also be included to ensure alignment and gather multidisciplinary feedback. Whenever possible OTSRs will be conducted face-to-face to support more productive discussions, faster resolutions, and stronger communication among team members.

PROGRESS MEETINGS

Alliant utilizes regular progress meetings to ensure the District remains fully informed and actively involved in all aspects of the project. These meetings serve as a vital platform to discuss current issues, address "hot topics", track key decisions, and outline upcoming action items.

In many cases, progress meetings also function as informal "mini" OTSRs, allowing us to present specific portions of the design for real-time feedback. This dynamic approach encourages "collaboration on the fly", enabling the District to weigh in on design elements early and often – minimizing surprises and significantly reducing the risk of rework.

To support clear communication and accountability, most meetings will include:

- A pre-distributed agenda
- Meeting minutes
- ♦ An action item log

These materials will be shared with both Alliant's internal team and District staff, ensuring everyone – regardless of attendance – is informed of key decisions and next steps. Additionally, alliant will establish streamlined systems and protocols for electronic file sharing, supporting collaborative design review and real-time input across all stakeholders.



RECENT, CURRENT, AND PROJECTED WORKLOADS

At Alliant, client satisfaction is directly tied to our ability to meet schedule commitments—without compromising on quality. To support this, we proactively manage our workload and maintain staffing levels that exceed immediate needs. This intentional buffer allows us to remain highly responsive while consistently delivering exceptional results.

Jeff Sprouse, PE, will serve as the primary point of contact and is fully empowered to allocate support staff and resources as needed to meet project demands. Upon receipt of a work assignment from the District, a detailed project schedule will be developed in collaboration with key stakeholders. Responsibilities and deadlines will then be assigned to appropriate Alliant team members to ensure timely delivery of all project deliverables.

To further support workload management:

- Alliant project managers meet weekly to review current and upcoming projects, assess staff capacity, and align resources accordingly.
- We maintain a high-level project design schedule that forecasts anticipated project commitments against available staffing on a monthly basis.
- ♦ This process allows us to identify potential constraints early and adjust staffing or schedules proactively helping us remain agile and reliable even during peak periods.

By combining resource planning with transparent communication and early stakeholder engagement, Alliant is well-positioned to consistently meet or exceed the District's expectations on every project.

Exhibit 2 – Below illustrates the estimated time allocation for each of the key team members that would be assigned to the project. While these percentaes may fluctuate from week to week based on external factors, Alliant is committed to allocating the necessary resources when and where they are needed most.

CONSULTANT'S PAST EXPERIENCE AND PERFORMANCE

The Alliant team brings extensive experience and a strong track record of delivering high-quality professional services to municipalities and special districts across Florida. We are honored by the opportunity to support your future initiatives, just as we have done with numerous public agencies throughout the state. Alliant has proudly served the Southeast region from our Jacksonville, Florida office since 2015. Throughout this time, we have developed long-standing partnerships with local governments, delivering reliable civil engineering services under ongoing contracts. Curt Wimpée, PE, Alliant's Southeast Regional Manager, leads our efforts in the region with more than 26 years of experience in municipal engineering and infrastructure development.

In 2017, Alliant was selected to provide city-wide civil engineering services for the City of Bunnell, FL. From the beginning, our team worked closely with city leadership to secure over \$2.5 million in grant funding for infrastructure improvements. These projects included the development of reclaimed watermain systems, stormwater mitigation in flood-prone areas, and CIPP lining for aging gravity sewer infrastructure.

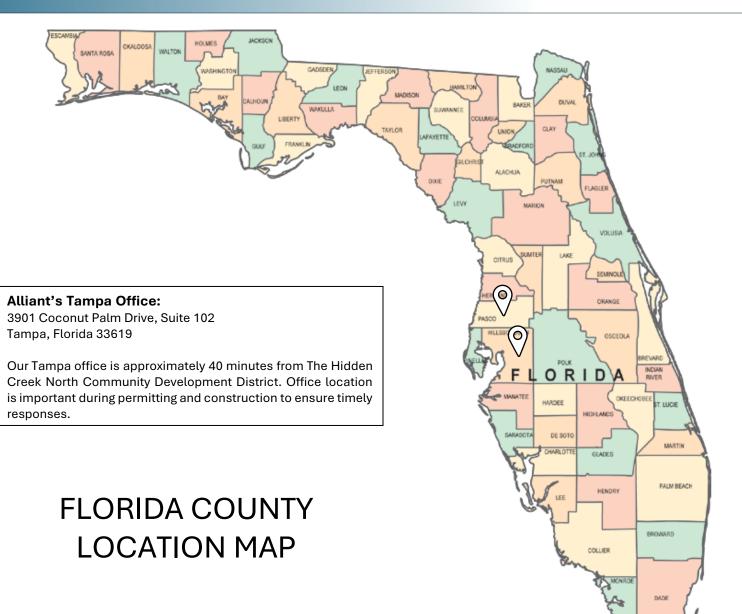
We've provided full design and construction administration services, consistently earning the City's trust through our responsiveness, technical expertise, and collaborative approach. As a result, Alliant was officially appointed City Engineer and City Surveyor—a testament to the strength of our relationship and the quality of our work. We continue to support the City on a daily and weekly basis, helping them manage and advance their infrastructure needs.

Also in 2017, Alliant was selected to provide Professional Engineering Services for St. Johns County, FL. Our team remains actively engaged with County staff to identify and address key project priorities, offering targeted solutions based on their evolving infrastructure goals.

Exhibit 2 - Projected Schedule

Staff	20	20%		40%				60%			80%				100%					
Client Manager																				
Project Manager																				
Water Resources																				
Professional Land Surveyor																				
Roadway Design																				
Construction and Inspection																				
Contract Administration																				
Percent Committed CDD Excess Availability																				







GENERAL	QUALIFICATIO	NS													
	Engineering, Inc						AR ESTABLISHED 195		YEAR ESTABLISHED 41-1818046						
3901 C	oconut Palm Di	rive, Suit	te 102			OWNERSHIP									
	Florida 33619	-					TYPE Corporation								
							SMALL BUSINESS STATUS N/A								
Jett Spr	ouse, PE, Proje	ct Mana	ger				ME OF FIRM								
(813) 95	54-4337		jsprou	se@allian	t-inc.com	Al	liant Engineerin	g, Inc.							
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12	Civil Engineer			55	9	H11	Housing			7					
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16	Construction M	lanager		1	0	L03	Landscape Ar	chitectur	Э	6					
23	Environmental	Scientist		2	0	P05	Planning								
38	Land Surveyor			13	0	S09	Structural Des		4						
39	Landscape Arc	hitect		6	2	S10	Surveying			7					
47	Planner			2	0	T03	Traffic & Trans	Traffic & Transportation Engineering							
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Alliant	Florida, Inc.						2019 83-2802440				
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Tampa,	Florida 33619										
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(904) 9	00-3507		cwalle	y@alliant	-inc.com						
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Antoine	ette D. Meskel, Pl	E, President, Pr	incipal En	gineer		SMALL BUSINESS STATUS WOSB, SB, DBE: NAICS 541330, 541380, 541920				
(904) 5	(904) 519-6990 tina@meskelengineering.com						1E OF FIRM			
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30	Geologist	ciiiicat Engineei	1		H		Environmental Testing & Analysis Highways, Streets, Airfield Paving, & Parking Lots		3	
48	Project Engineers		5		00		Office Buildings & Industrial Parks		0.5	
58	Technician/Analys	t	6				Power Generation, Transmission, & Distribution		0.5	
- 30	Engineering Intern				P12 R04		Recreation Facilities (Parks, Marinas, Etc.)		1.5	
	Drillers		2 8	S04			Sewage Collection, Treatment & Disposal		1.5	
	Dittors		0		SC		Soils, Geotechnical Studies, & Foundations		4	
					S07		Solid Wastes, Incineration, Landfill		1	
				-	T02		Testing & Inspection Serv		3	
					W		Water Resources, Hydrology		1	
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Antoine	ette D. Meskel. Pl	E, President. Pr	incipal En	gineer						
Antoinette D. Meskel, PE, President, Principal Engineer										

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Field Technicians

Industrial Hygiene

Professional Engineer

Lab Technician

Project Manager

Soils Engineer

Geologist Hydrologist

30

36

48

GENERA	L QUALIFICATIONS								
				YE	R ESTABLISHED YEAR ESTABLISHED				
ECS Flo	orida, LLC			2	017	MNVJKQ85HFG3			
4524 N	. 56th Street				OWNERSHIP				
				TY	PE .		-		
Tampa,	, Florida 33610				L	imited Liability Compa	iny		
					IS	MALL BUSINESS STATUS			
Rey Rui	iz, PE, SI – Branch Mana	ıger			N	/A			
					N.	NAME OF FIRM			
(904) 5°	19-6990	tina@	meskeleng	gineering.c	om E	ECS Florida, LLC			
	EMPLOYEES	BY DISC	IPLINE	F	PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS				
Function	Discipline		Number of Employees		Profile	Experi	onco	Revenue	
Code	Discipline		Firm	Branch	Code	Expen	ence	Index Number	
02	Administrative		33	6	H11	Housing (Residential, Multi	Family, Apts., Condos)	8	
06	Architect		2		H07	Highways, Streets, Airfield Paving, Parking Lots 7		7	
08	CAD Technician		1		E09	Environmental Impact Stu	Environmental Impact Studies, Assessments 7		
	Construction Materials Manage		10	3	T02	Testing & Inspection Se	Testing & Inspection Services 6		
	Drillers		29	10	C10	Commercial Buildings (low ris	Commercial Buildings (low rise), Shopping Centers 6		
24	Environmental Scientist		19	4	W01	Warehouses & Depots		5	
	Environmental Technician		2		S05	Soils & Geologic Studies,	Foundations	4	

17

2

4

6

25

77

94

6

14

25

H10

O01

101

E02

A06

H09

P02

R02

D07

E12

S13

H06

W03

Hotels, Motels

Office Buildings, Industrial Parks

Hospitals & Medical Facilities

Schools & Universities

Industrial Buildings, Manufacturing Plants

Airports, Terminals & Hangers, Freight Handling

Petroleum & Fuel (Storage & Distribution)

Recreation Facilities (Parks, Marinas, Etc.)

Dining Halls, Clubs, Restaurants

Stormwater Handling & Facilities

Highrise, Air-Rights-Type Buildings

Water Supply, Treatment & Distribution

Environmental Remediation

ANNUAL AVERAGE PROFESSIONAL SERVICES

TOTAL:

	1 FOR LAST 3 YEARS umber as shown at right)	PROFESSIONAL SERVICES REVENUE INDEX NUMBER				
a. Federal Work 3		1.Less than \$100,000	6. \$2 million to less than \$5 million			
o. Non-Federal Work 9		2.\$100,000 to less than \$250,000	7. \$5 million to less than \$10 million			
c. Total Work	9	3.\$250,000 to less than \$500,000	8. \$10 million to less than \$25 million			
		4.\$500,000 to less than \$1 million	9. \$25 million to less than \$50 million			
		5.\$1 million to less than \$2 million	10. \$50 million orgreater			

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AUTHORIZED REPRESENTATIVE	
SIGNATURE	DATE
Long mousand	August 26, 2025
NAME AND TITLE	

Joey Broussard, PE - Subsidiary Regional Vice President

APPENDIX A CERTIFICATIONS AND LICENSES

ALLIANT ENGINEERING, INC.

August 26, 2025



CERTIFICATIONS AND LICENSES

State of Florida

Woman Business Certification

Meskel Associates and Engineering

Is certified under the provisions of 287 and 295.187, Florida Statutes, for a period from:

04/29/2025

04/29/2027







Office of Supplier Development 4050 Esplanade Way, Suite 380 Tallahassee, Florida 32399 850-487-0915 www.dms.myflorida.com/osd



CERTIFICATIONS AND LICENSES













TECHNICAL PROPOSAL

HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

BRLETIC DVORAK INC.

Submitted to: RIZZETTA & COMPANY



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August 22, 2025

Darryl Adams District Manager Rizzetta & Co. 3434 Colwell Ave., Unit 200 Tampa, FL 33614

RE: Request for Qualifications for Professional Engineering Services Hidden Creek North Community Development District (CDD)

Dear Selection Committee:

A Community Development District (CDD) is integral in providing the residents of the community it serves the highest quality of life possible, ensuring that high standards of development will continue to be met long into the future. Hidden Creek North CDD is no exception. We understand the district is responsible for maintaining its existing infrastructure, providing capital improvements, and improving the quality of the development, all while operating within closely monitored and audited budgets to meet the high expectations for the community they serve. It is crucial to your CDD's continued long-term success that your consulting engineer shares your focus on careful, timely, and cost-conscious fulfillment of the residents' expectations.

Brletic Dvorak, Inc. (BDI) has successfully performed on a myriad of general service contracts based on our reputation for delivering a high-quality product and outstanding service to our partners.

Leading our commitment to the Hidden Creek North CDD is myself, Robert Dvorak, PE. Our ability to develop strong relationships with clients has ensured that the end results exceed the expectations of District Managers and Board of Supervisors through careful coordination of schedules, budgets, and priorities. We are most proud of our reputation of responsiveness when addressing the needs of BDI's clients. I will serve as the District Engineer for the CDD. He will be responsible for attending District Board meetings, coordinating projects and construction inspection services, and any other engineering tasks.

BDI's staff has a breadth of experience in working with CDDs, which means you benefit by getting professional expertise delivered with a personalized approach and attentiveness to your needs. As the District Engineer for several similar CDDs, we believe we have a thorough understanding of your service requirements.

Our first priority is to establish a personalized team for each individual work assignment undertaken. This process begins with understanding your needs. Based on our coordination and research, we will assign a project team that has the best experience to meet those needs. I will strategically determine how to best utilize our internal resources as well as choose subconsultants, if needed, that would best complete the team. This approach ensures that we have the right resources to exceed your expectations.

Asset Management: BDI can assist the District by developing or updating land ownership and maintenance maps depicting District property and facilities and areas maintained by vendors such as landscapers or aquatic services. Wetlands and buffer areas may also be added as needed to educate residents and vendors of the different vegetation restrictions that may exist. These maps are living documents that may be updated as your community grows or as vendor needs change. BDI can also provide asset reports cataloging facilities or property, such as stormwater facilities or streets, for condition, suggested maintenance, or replacement so that future capital fund expenditures may be scheduled in advance.

Capital Improvements: BDI can provide the District with planning assistance in determining needed capital improvements including the development of construction plans and permits. BDI can also assist in developing capital improvement budgets so that funding may be planned for long term improvements.

Roadway Improvements: BDI can provide the District with traffic analyses to identify vehicle circulation, intersection sight distances, offsite signal warrants, pedestrian crosswalk safety, sidewalk ADA compliance, striping and signing, and street lighting studies and improvement plans.

Drainage Improvements: BDI will identify any nuisance drainage problems, identify potential solutions, and provide cost estimates for each alternative. Sometimes simple regrading or modifications to curbs or landscaping can correct standing water on streets or in grassy areas.

Permitting: BDI will inspect existing ponds in accordance with Southwest Florida Water Management District (SWFWMD) maintenance schedules and all inspection reports will be filed and cataloged by our staff. Our long-term partnership with SWFWMD and our continuing services contracts for reviewing SWFWMD ERP permits and past work on NPDES and Drainage Connection permits for FDOT District 7 have been invaluable in serving the stormwater needs of the following clients:

- Arbor Greene CDD in Tampa, Florida
- Bahia Lakes CDD in Ruskin, Florida
- Bobcat Trail CDD in North Port, Florida
- Ballentrae Hillsborough CDD in Hillsborough County, Florida
- Country Walk CDD in Wesley Chapel, Florida
- Diamond Hill CDD in Valrico, Florida
- Fishhawk Ranch CDD in Valrico, Florida
- Fishhawk IV CDD in Valrico, Florida
- Forest Brooke CDD in Wimauma, Florida
- Harbour Isles CDD in Apollo Beach, Florida
- Heritage Springs CDD in Trinity, Florida
- Lexington Oaks CDD in Wesley Chapel, Florida
- Live Oak No. 1 CDD in Tampa, Florida
- Meadow Pointe II CDD in Zephyrhills, Florida
- Mira Lago CDD in Apollo Beach, Florida
- New River CDD in Wesley Chapel, Florida
- Lynwood CDD in Ruskin, Florida
- Oak Creek CDD in Wesley Chapel, Florida
- Oakstead CDD in Land O'Lakes, Florida

- River Bend CDD in Ruskin, Florida
- South Fork CDD in Riverview, Florida
- South Fork East CDD in Riverview, Florida
- Spring Lake CDD in Riverview, Florida
- Spring Ridge CDD in Brooksville, Florida
- Sterling Hill CDD in Spring Hill, Florida
- Talavera CDD In Spring Hill, Florida
- The Bridgewater CDD in Lakeland, Florida
- The Groves CDD in Land O' Lakes, Florida
- The Preserve at South Branch CDD in Odessa, Florida
- The Preserve at Wilderness Lake CDD in Land O'Lakes, Florida
- The Woodlands CDD in North Port, Florida
- University Place CDD in Apollo Beach, Florida
- Ventana CDD in Riverview, Florida
- Waterset Central CDD in Apollo Beach, Florida
- Waterset North CDD Apollo Beach, Florida
- Westchase CDD in Tampa, Florida
- Wesbridge CDD in Wesley Chapel, Florida

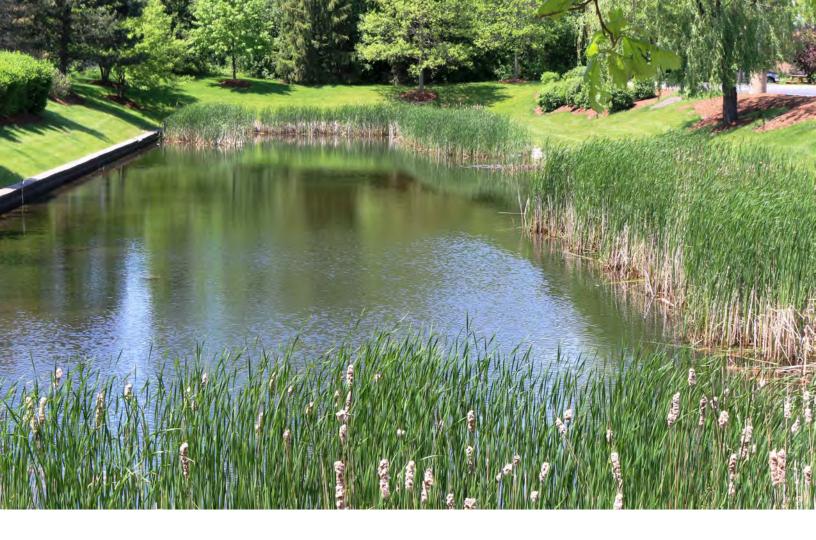
Teamwork, integrity, responsibility, and hard work are the cornerstones of our corporate culture and the reason we have earned repeat business and referrals from satisfied clients. Our focus is to ensure that our partners get the positive results and successful projects that they want and deserve. These core values are at the heart of every service we perform.

We are confident that the information in this Request for Proposal and the client testimonials substantiate our capabilities and our commitment of quality and integrity to our clients. We look forward to working with the Hidden Creek North CDD to enhance your community.

Very truly yours, Brletic Dvorak, INC.

Robert Dvorak, P.E. Project Manager





ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL

FIRM PROFILE

Brletic Dvorak, Inc. (BDI) Brletic, Dvorak, Inc. (BDI) is a multidisciplined engineering firm serving clients throughout the southwest Florida Area. We provide an array of community development district (CDD) services tailored to our clients' needs. BDI serves numerous CDDs throughout southwest Florida. BDI is a recognized leader in providing engineering services and solutions to communities.

We apply our extensive expertise across a wide variety of disciplines including land development, roadway and traffic design, stormwater management, and construction administration. Our employees are committed to and take pride in helping community development districts improve the quality of life in our communities. We assign the appropriate resources of our firm to perform each project efficiently. BDI is a one-stop shop for all your community's desired projects, assisting you from start to finish and staying within budget and schedule.

SERVICE OFFERINGS INCLUDE:

- Civil Engineering
- Water Resources
- Transportation and Traffic Planning and Design
- Community Engineering
- Construction Management and Inspection

BDI's client base consists of a wide range of public and private organizations with an equal range of project types. With a primary focus on projects requiring civil site development and transportation services combined with a keen desire to work closely with our clients, BDI's service base has grown. Among our specialties are stormwater management facility design, roadway and sidewalk design, roadways, waterways, wetlands and community facilities.

BDI's office is in downtown St. Petersburg with convenient access to the Interstate system and expressways. Our office is a functional, exciting environment that enhances BDI's values. BDI also strives to stay at or ahead of the curve with state-of-the-art software and hardware systems that allow our staff to provide the highest quality deliverables in a timely manner.



SELECT KEY PERSONNEL

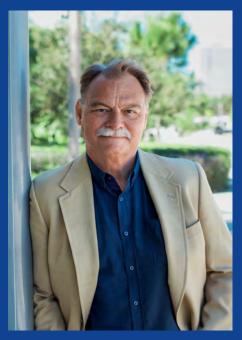
BDI consists of dedicated, high-quality staff—with reputations for excellence and integrity. As previously mentioned, we take great pride in the caliber of our staff and our internal "teamwork" culture. We have reviewed the Request for Qualifications in detail and performed a cursory site review to assure we have the appropriate staff both in quality and quantity. We have assembled a team of professionals consisting of key staff members, that are listed in this section, for the anticipated service areas. With this team, BDI will deliver outstanding services to Hidden Creek North Community Development District (CDD).



STEPHEN BRLETIC, PE

Stephen Brletic serves as the District Engineer for 18 (CDDs) community development districts providing engineering and consulting services to resident boards in southwest Florida including one of Florida's largest CDDs, Fishhawk Ranch. Mr. Brletic has over 10 years of experience in project management, design, and construction for projects including land development, stormwater management, roadway improvements, and community amenities for not only (CDDs) community development districts, but also local, state, and federal municipalities, and school boards.

Mr. Brletic was born in St. Petersburg, FL and graduated from the University of North Florida in 2011. He has been working in the southwest Florida for the entirety of his career and has continued involvement in the community whether that be through being a part of the Leadership Tampa Bay organization or coaching his son's local sports teams.



ROBERT DVORAK, PE

Robert Dvorak serves as the District Engineer for 10 (CDDs) community development districts located throughout southwest Florida. Mr. Dvorak has over 35 years of civil engineering experience primarily in the field of water resources. Robert's responsibilities include project management, lead technical engineer, for the planning, design and permitting services for a wide range of public and private projects.

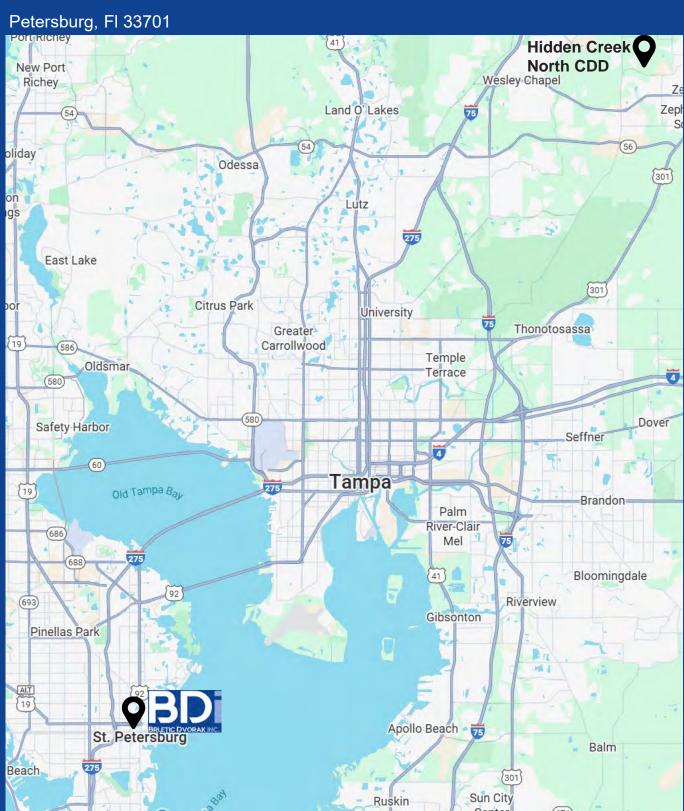
Mr. Dvorak graduated from the University of Florida in 1984 and started his engineering career at the Southwest Florida Water Management District in Brooksville, Florida. He has been working in the Tampa Bay area his entire career and in addition to consulting for CDD's, he has supported FDOT, City of Tampa and Pinellas County working as an extension of their staff through various general service contracts.

Robert number one core value is relationships based on mutual respect with the primary objective of being the best possible advocate for his clients.

GEOGRAPHIC LOCATION

Brletic Dvorak, Inc.

536 4th Ave. S, Unit 4 St.



PAST PERFORMANCE

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT (CDD)

Land O' Lakes, FL

Splash Pad. Stephen Brletic performed project management, permitting, and construction administration services in relation to construction of a splash pad amenity and hardscape improvements at the CDD clubhouse. (Construction budget: \$150,000)

CDD Common Area Drainage Improvements. Stephen Brletic aided in provided survey, design, permitting and construction administration services to address extensive ponding issues on CDD property that was affecting private property.



BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT (CDD)

North Port, FL

Roadway Assessment. Robert Dvorak and Stephen Brletic provided a proposal to research the composition of the original roadway asphalt design and performed a site visit to observe existing pavement conditions. BDI will evaluate pavement conditions based on current pavement surface rating guidelines and document the findings, including pictures, in a written report with construction cost estimates.

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT (CDD)

Spring Hill, FL

Permit Inventory and Inspection Scheduling.
Stephen Brletic researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Sterling
Hill Community pond location, inspection time, and Hernando County parcel number.

Splash Pad. Stephen Brletic provided project management services for the CDD selected contractor and Engineer- of-Record for a splash pad project at the Sterling Hill South clubhouse facility. This also required permit modifications to the community's SWFWMD Environmental Resource Permit.

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT (CDD) Port Charlotte, FL

Clubhouse Acoustics Project. Due to poor sound quality and reverberation in the main hall of the clubhouse, the board requested Robert Dvorak to research specialist acoustic consultants, procure proposals, and provide a summary and recommendation for the boards review and approval. The project was successfully implemented and consisted of 21 acoustic panels placed on walls

Pool Deck Improvement Project. Robert Dvorak prepared plans and specifications for improvements to the clubhouse pool deck which was experiencing subsidence due to poor underlying soils. BDI also prepared and issued an RFP package, solicited proposals from contractors, and held a pre-proposal meeting on-site. This project is ongoing.

throughout the clubhouse covered in matching fabric.

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT (CDD)

Valrico, FL

Brilliant Cut Way Drainage Improvements. Stephen Brietic performed survey, design, permitting, and construction administration

to improve drainage and alleviate nuisance flooding in yards adjacent to CDD ponds and residential properties. (Construction budget: \$20,000)

Permit Inventory and Inspection Scheduling. Stephen Brletic researched and inventoried permit documents from the Southwest Florida Water Management District (SWFWMD) office and developed a detailed map and spreadsheet indicating each permit, Diamond Hill Community pond location, inspection time, and parcel number.

Pond Repairs. Stephen Brletic assessed the conditions of a stormwater detention pond and examined recent repairs to its drainage structure and inflow pipe foundation for this two-phase project. Staff collected data, evaluated and researched permits, and performed hydraulic and hydrologic calculations. For Phase I, BDI published a report outlining feasible improvements and cost estimates. For Phase II, BDI developed construction documents for competitive bid and designed a muchimproved energy dissipating structure with sand cement armoring and regrading along the bottom and side slopes of the pond.

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT (CDD)

Apollo Beach, FL

pool during dark hours.

Permit Inventory and Inspection Scheduling. Stephen Brletic researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Harbour Isles Community pond location, inspection time, and Hillsborough County parcel number.

New Fitness Center. Stephen Brletic aided in completed site design and permitting for a new community fitness center. Staff obtained permits from Hillsborough County and SWFWMD. BDI prepared contract documents, including general conditions, assisted in the bid phase, and

budget: \$119,000)

Night Swimming Assessment. Stephen Brletic performed light readings and made lighting recommendations regarding the availability of the community swimming

provided construction phase services. (Construction

Traffic Analyses. Stephen Brletic reviewed a Signal Warrant Study from the Florida Department of Transportation (FDOT) for the intersection of US 41/SR 45 at Spindle Shell Way. BDI is currently working with FDOT and a neighboring development to discuss their review.

Miscellaneous Assistance. Stephen Brletic provides ongoing miscellaneous assistance regarding CDD assets such as reclaimed water assessment and construction, pool paver subsidence, nuisance flooding around the pool and landscaping, utility valve subsidence, decorative lighting assistance, and monitoring the County's progress extending reclaimed water to the development within the next two years.





Pond Restoration at Harbour Isles CDD



FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT (CDD) Lithia, FL

Permit Inventory and Inspection Scheduling. Stephen Brletic researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Fishhawk Ranch Community pond location, inspection time, and Hillsborough County parcel number.

Engineer Transition. This task required coordination with the past Engineer-of-Record for the community to retain and update all documents during a transition and merger of three CDDs including maintenance and inventory data and

maps, clubhouse equipment inventory, and past CDD owned improvement project data.

Trail Evaluation/Repair Projects. This task required field evaluation of specific sections of the Fishhawk Ranch community trail which experienced drainage issues or failure. Stephen Brletic provided design and permitting to address the trail issues in some cases. Stephen Brletic also performed construction administration services related to the construction and improvements to the trails.

Fishhawk Aquatic Center Vault Replacement. This task required evaluation of an aging underground vault that housed pumps and equipment for the waterfall feature pool at the Aquatic Center that was failing. handled soliciting an RFP to contractors along with construction administration services related to the vault replacement. (Construction budget: \$75,000)

Fishhawk Tennis Club Drainage Improvements. This task required design and construction administration services to address ponding and drainage impendence surrounding the existing clay tennis courts while maintaining the aesthetics and landscaping in the area. (Construction budget: \$12,000)

MIRA LAGO COMMUNITY DEVELOPMENT DISTRICT (CDD)

Apollo Beach, FL

Permit Inventory and Inspection Scheduling. Stephen Brletic researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Mira Lago Community pond location, inspection time, and Hillsborough County parcel number.

Pond Bank Restoration. Stephen Brletic performed design, and construction administration tasks for the reconstruction and restoration of the pond banks on numerous stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. (Construction budget: \$70,000)

Adjacent Development Impact Management. This task required coordination with state permit agencies and private developers to coordinate impacts to the existing community caused by the new construction of a subdivision adjacent to the CDD owned properties and residential lots.



RIVER BEND COMMUNITY DEVELOPMENT DISTRICT (CDD)

Ruskin, FL

Permit Inventory and Inspection Scheduling. Stephen Brletic researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, River Bend Community pond location, inspection time, and Hillsborough County parcel number.

Amenity Center Drainage Improvements. The River Bend CDD has experience chronic flooding due to rapid expansion of the amenities within the parcel without accommodating additional stormwater runoff. Stephen Brletic performed survey, design, permitting, and construction administration services to address existing flooding occurring at the access, parking lot, playground, tennis court, pool equipment area, and open spaces. The improvements will accommodate future amenity projects through total buildout of the parcel. (Construction budget: \$119,000)

Basketball/Tennis Court Replacement. Stephen Brletic performed survey, design, permitting, and construction administration for a basketball/tennis court with associated fencing and security adjacent to their clubhouse pool to replace the existing failed courts. (Construction budget: \$135,000)

Pool Heating Analysis and Construction. Stephen Brletic prepared a comparative analysis of heating the District's pool using natural gas, electricity, or propane. Stephen Brletic also performed all construction administration services associated with implementing an electrical heat pump system. (Construction budget: \$65,000)





BRIDGEWATER AT WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT (CDD)

Wesley Chapel, FL

Pond Bank Restoration. Stephen Brletic performed surveying, design, and construction administration tasks for the reconstruction and restoration of the pond banks on numerous stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. (Construction performed to-date: \$70,000)

Pond Maintenance Plan. The objective of this task was to determine the extent of repair needed for each pond, establish an estimated cost, and prioritize each pond based on the functional performance requirements. Inspections were performed for each pond site noting any issue that would require maintenance or repair. Numerous ponds had erosion on the side slopes and several had control structures that were not functioning as designed due to skimmer settlement or foundation/embankment erosion. A report was prepared and presented to the CDD Board for additional action and as a planning tool to eventually address all the ponds.

Sidewalk Evaluation. This task required a walkthrough of the entire community to evaluate the ADA compliance of the CDD maintained sidewalks. A full inventory with picture documentation was then presented to the board with cost estimates of the repairs. BDI also performed construction administration services in relation to the repair project. (Construction budget: \$30,000)

HERITAGE SPRINGS COMMUNITY DEVELOPMENT DISTRICT (CDD)

Trinity, FL

Hole #17 Drainage Improvement Project. Robert Dvorak designed regrading for a section of the community golf course that was already filled and partially blocking the free flow of water over a 250-foot weir. The new design created a compromise, providing a dry landing area for golfers without inhibiting

the flow of water during flood conditions. BDI included rip-rap to stabilize areas within high-flow zones, along with a stone-filled Geoweb containment system. (Construction budget: \$35,000)

Pond Inspections and Report Writing. Robert Dvorak conducts inspections and writes reports as part of this as-needed professional engineering assignment. There are 39 water management facilities in the CDD which require inspection and certification compliance for the SWFWMD. BDI researched each file to establish a list of facilities and prioritize their inspection and certification needs. Currently, Robert Dvorak is conducting several inspections quarterly to maintain a satisfactory schedule with the District.

Warrington Way Drainage Project. Warrington Way has historically flooded due to low elevations in the roadway, causing standing water during peak flood conditions in adjacent wetlands. This project required a bypass drainage system to capture and route water away from the Warrington Way storm sewer system, thereby alleviating flood water and providing another outfall to the wetland. BDI updated the Master Drainage Analysis and provided a hydrologic and hydraulic modeling analysis, ensuring the proposed project would not adversely impact downstream properties. Robert Dvorak also obtained a modification to the approved Environmental Resource Permits (ERP) from SWFWMD and provided construction management services, handling

construction management services, handling everything from bidding to construction observations and final close-outs. (Construction budget: \$150,000)

Pond Repairs. Robert Dvorak provides ongoing pond inspections and develops plans for specific repairs to banks, gabions, weirs, and flumes. Robert Dvorak also ensures water can flow freely from the development by clearing potential obstructions around structures in the wetlands.

Grass Carp Research. Robert Dvorak developed research literature regarding grass carp to control nuisance vegetation in stormwater detention ponds and presented a full report with recommendations to the Board.

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT (CDD) Wesley Chapel, FL

Pond Bank Restoration. Stephen Brietic performed design, and construction administration tasks to reconstruct and restore numerous stormwater management pond banks within the community. This project restored eroded banks and repaired drainage structures, thereby improving safety and functionality. (Construction performed to-date: \$450,000)

Permit Inventory and Inspection Scheduling.
Stephen Brletic researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Lexington Oaks Community pond location, inspection time, and Hillsborough County parcel number.

Pond Maintenance Plan. Stephen Brletic performed inspections for several pond sites to determine potential issues requiring maintenance or repair. Stephen found numerous ponds with eroded side slopes and dysfunctional control structures due to skimmer settlement and foundation/embankment erosion. Stephen prepared a report for the CDD to use as a planning tool for future pond maintenance and repair.

Amenities Center Drainage Improvements. Stephen Brletic performed design services to alleviate extensive flooding which kept residents from using playcourts and fields and prohibited maintenance. (Construction budget: \$40,000)

ADA Facility Compliance. Stephen Brietic developed a list of necessary ADA facility improvement requirements and developed plans for the first set of new sidewalks scheduled for improvement in the near future.

Reserve Study. Stephen Brletic has prepared two updates to the CDD's Reserve Study.

Court Resurfacing. Stephen Brietic prepared plans for the resurfacing of two tennis courts and one basketball court. (*Construction budget:* \$15,000)

Pool Heating Analysis. Stephen Brietic prepared an analysis comparing natural gas and propane heating for the District's pool.

SOUTH FORK COMMUNITY DEVELOPMENT DISTRICT (CDD)

Riverview, FL

Permit Inventory and Inspection Scheduling. Robert Dvorak researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, South Fork Community pond location, inspection time, and Hillsborough County parcel number.

Pond Bank Restoration. Robert Dvorak performed design, and construction administration tasks for the reconstruction and restoration of the pond banks on three stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. (Construction budget: \$209,000)

Pond Maintenance Plan. The objective of this task was to determine the extent of repair needed for specific ponds, establish an estimated cost, and prioritize the immediate needs for each pond based on the functional performance requirements. Inspections were performed for each pond site noting any issue requiring maintenance or repair. Numerous ponds had erosion on the side slopes, and several had drainage structures that were not functioning as designed due to becoming dislodged from embankment erosion. A report was prepared and presented to the CDD Board for alternative measures to address the pond issues and RFP packages were prepared for bidding purposes.

Clubhouse Parking Lot Expansion. Robert Dvorak performed design, and permitting tasks to add six parking spaces and incorporate an inlet and pipe system to alleviate an ongoing problem with standing water in the driveway.



Pedestrian Boardwalk at Oak Creek CDD

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT (CDD)

Wesley Chapel, FL

Permit Inventory and Inspection Scheduling.
Robert Dvorak researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Oak Creek Community pond location, inspection time, and Pasco County parcel number.

Basketball Court. Robert Dvorak performed survey, design, permitting, and construction administration for a new basketball court adjacent to their clubhouse pool. The court will also be striped for a dual use for two pickleball courts. (Construction budget: \$36,000)

Trail Boardwalks. Robert Dvorak performed design, permitting, and construction administration for a pedestrian boardwalk in two locations within the community to connect existing trails through wetlands and over creeks to provide residents with safe access to the natural uplands to utilize as a picnic or walking trail amenity. (Construction budget: \$63,000)

Playground Expansion. Robert Dvorak performed design, and permitting to expand the existing playground to accommodate a new swing set area for toddlers while maintaining safe ADA access.

SPRING RIDGE COMMUNITY DEVELOPMENT DISTRICT (CDD)

Brooksville, FL

Community Lighting Analysis and Planning. Stephen Brletic performed an evaluation of the current street lighting within the Spring Ridge community and provided a planning site plan to the local electricity provider to add light poles to increase coverage of light during the night as an increase to safety.

Clubhouse Parking Improvements/Crosswalks. Stephen Brletic provided design, and construction administration services in relation to drainage improvements, providing additional parking, and designing walkways to ADA standards. This task also included implementing crosswalks throughout the community to FDOT standards.

THE WOODLANDS COMMUNITY DEVELOPMENT DISTRICT (CDD) North Port, FL

SWFWMD ERP and WUP Permit Map. The board requested Robert Dvorak to produce a map showing the limits covered by each SWFWMD ERP and WUP permit within the development.

Robert Dvorak researched SWFWMD files to identify stormwater management facilities and wells and pumps and developed separate spreadsheet to identify the the permittees and operation and maintenance entities. This map will be used a useful resource for current and future board members, the community's vendors and the CDD staff.

Pond Equalizer Pipe. Robert Dvorak provided construction observation and an as-built survey for a stormwater pipe project designed to equalized water levels between two existing master drainage ponds. The project allowed for an increase in surface water withdrawal used for irrigation throughout the development.

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT (CDD)

Tampa, FL

CDD Common Area Drainage Improvements. Robert Dvorak performed design, and construction administration services to address ponding issues on CDD property that was affecting private property. The project included replacing a collapsed plastic pipe and inlet system with equivalent concrete units. This project is ongoing and the CDD staff are soliciting proposals to perform the work.

Asset/Landscape Maintenance Maps. Robert Dvorak was tasked to update the existing community maps in relation to landscape maintenance and CDD ownership to the most recent records. These maps will be used as a useful resource for current and future board members, the community's vendors, and the CDD staff. The landscape map is currently being used in their current RFP for landscaping services.



CURRENT / PROJECT WORKLOAD

The BDI team is available and has the capacity, technical expertise, range of services, and uniquely qualified personnel to provide Hidden Creek North CDD with all the services required. Our availability means you can expect stellar responsiveness, quality products, and projects delivered on or ahead of schedule.

All the key personnel are ready to begin work immediately. The chart below graphically depicts the workload commitments and availability over the next twelve months for the key personnel.





WORK PREVIOUSLY AWARDED

BDI has not been selected previously to provide services to the CDD.

MINORITY BUSINESS ENTERPRISE

BDI is not a Minority Business Enterprise (MBE). We routinely partner with experienced and proven MBE's to provide complimentary services on a wide range of projects.

PROJECT MANAGEMENT TOOLS

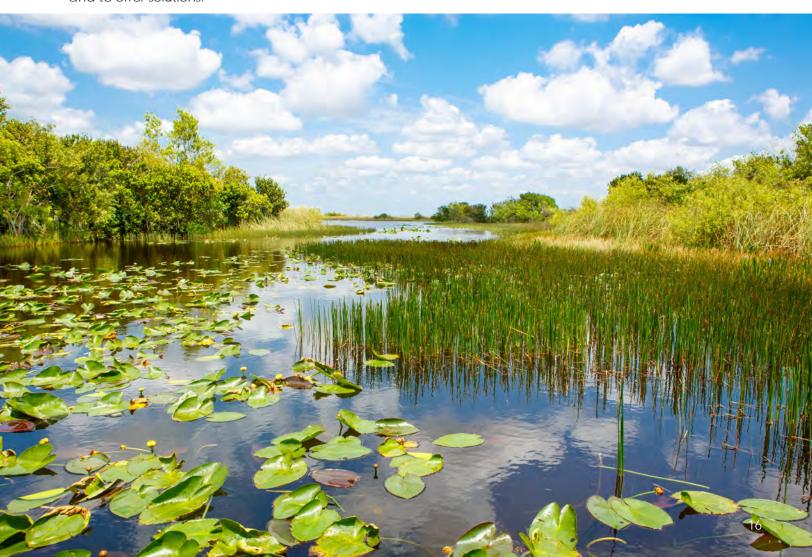
Our goal is a long-term partnership with the Hidden Creek North CDD. As partners, you can count on us to deliver desired results based on adherence to our corporate culture:

- Teamwork We take pride in our ability to assemble
 the best team to accomplish your specific objectives.
 Every member of our team commits to exceeding
 your expectations. In order to achieve this, we will be
 actively involved in your organization and challenge
 ourselves to anticipate your future needs.
- Integrity We have maintained long-term relationships with many of our clients. These relationships continue to thrive because our clients know that the BDI team can be trusted to act in their best interest at all times while achieving win-win solutions for all the stakeholders.
- Responsibility As we enter into a new partnership, our commitment to you is that we take full responsibility for the end result. That means that you can rely on us to be proactive, to anticipate any potential challenges, and to offer solutions.

- Hard work Every member of our team understands that hard work is the foundation for every project. Once we mutually agree on an approach, our team focus is on delivering superior service and a project that surpasses your quality, schedule, and budget requirements.
- Community Involvement Among our core values is a serious commitment to community involvement..

We understand that every aspect of our culture needs to be adhered to daily to guarantee results for your organization. We look forward to the opportunity to become partners with Hidden Creek North CDD and to help you achieve all your objectives.

The following sections address BDI's particular approach to meeting schedule and budget expectations.





MANAGING PROJECTS TO MEET SCHEDULE AND BUDGET

The BDI team is committed to meet and exceed Hidden Creek North CDD's schedule and budget requirements, whether our project budget is **\$5,000 or \$500,000**. Astute, prudent management of financial and human resources is one of our core business values. We routinely deliver our projects ahead of schedule through a targeted, well-orchestrated effort of the entire team, including CDD staff. The depth of our team gives us the ability to add considerable resources to meet any schedule and to handle multiple assignments simultaneously, as we have proven on numerous general services contracts.

As Project Manager, Robert Dvorak, PE, will follow these guidelines to successfully accomplish each assignment:

- Identify the right team to efficiently deliver each assignment.
- Develop a well-defined scope.
- Keep the same people on the project team for the duration of the task.
- · Conduct team meetings, typically weekly or biweekly.
- · Proactively anticipate potential schedule or budget challenges and resolve them in advance.

All BDI project managers have been formally trained in

BDI's approach to project management and for each project, the PM follows a detailed **Project** Management Plan procedures that describes the scope and deliverables and details the schedule, milestones, work breakdown structure, task assignments, and Quality Control Plan, including specific responsibilities for each key team member. The PMP and in-house PM tools save significant time. Some of the tools used to maintain control of the schedule and budget are described in the next sections.

SCHEDULE & BUDGET CONTROLS

Schedule: With our depth of staff and vast array of multi-disciplined experience, BDI has the capability to fast track any project. This expertise provides the client with a **one-stop shop** for any project – whether we are serving as program manager, project manager, design support, or construction manager. We provide a complete array of engineering and management services integrated to our client's needs.

Between the level of expertise and the personnel available that have previous experience working on similar contracts for other local agencies, we have the capacity and expertise to maintain accelerated task order schedules. Our depth of staff in the required disciplines ensures that each task assignment will be given the manpower necessary to provide Hidden Creek North CDD's with a quality end product within the project budget and schedule.

Our schedules are developed in great detail, describing every activity involved in every phase. Moreover, activities are linked so that we are in essence creating a critical path project schedule. This schedule is one of several that our task order manager reviews for compliance on a weekly basis. He will review the level of completeness of every activity with the individuals performing the work and confirm that the project is on schedule.

We have the capacity and expertise to complete all assignments for this project on time. We recognize that a major element used to evaluate the effectiveness of our services is the degree to which schedules are completed. Our project efforts are directed toward a high level of schedule control and our project management policies have been devised to support this objective. We also realize that effective, timely response to the unexpected requests from the board, often on a moment's notice, is both art and science. We are confident that our team can easily respond to such assignments under this contract within the required number of days. Rapid, effective response to unforeseen situations is a skill that our team members have developed through years of experience and practice of putting our clients' immediate needs first and foremost. These values and high-performance expectations are ingrained into our culture. This Team maintains an attitude that all work schedules can be compressed saving time and man-hours for other assignments saving valuable community dollars.

Our web-based project management and accounting tools, in conjunction with scheduling software, regular team communications, corporate procedures for project execution, and sound judgment, allow our task order managers to identify problems early, so expedient correction can minimize schedule or cost overruns.

Budget: Keeping in mind the CDD's budget for each assignment, we will develop an appropriate scope to satisfy the budget constraints. Once underway, BDI focuses on cost control using a state-of-the-art integrated accounting and resource planning software and a collaborative team approach During the performance of the project we track the hours and dollars expended on each project phase. All employee timesheets are input electronically at least weekly, so up-to-date project costs are available on each PM's dashboard.

PROPOSED BILLING STRUCTURE

For each assignment, our project managers prepare a monthly progress report describing for each phase the percent of work completed, work performed during the report period, status with respect to schedule, unusual problems, delays, approval action, information required, and potential schedule slippage with recommendations. Project team meetings are held weekly or bi-weekly to discuss the progress of the project. Each phase is reviewed for progress, manpower allocations, budget, and schedule. Any issues are discussed and a strategy for their resolution is addressed. Invoices will be prepared by the Project Manager based on the hours worked on each assignment at hourly rates established in the contract.

PERSONNEL ASSIGNMENT & PROJECT EFFICIENCY

The success of any project depends on utilizing the right personnel – those who possess the needed technical knowledge, successful project experience, specialized equipment, and collaboration skills.

Once notified of an assignment and based on the type and scope of work, Stephen will assemble the right project team in terms of team size and expertise, with the objective of keeping the team as small as possible to

meet the schedule and keeping the team intact throughout the entire project.

Clear expectations and close collaboration from the start of each assignment will enhance efficiency and minimize delays. BDI's focus is always on the end result: accurate, concise, and clear deliverables.

We have repeatedly demonstrated our ability to perform complex assignments on time and within budget, and to be proactively aware of and promptly responsive to the CDD's needs. The proof of our willingness and ability to meet schedule and budget expectations is in our performance.

State of Florida Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of BRLETIC DVORAK, INC., a Florida corporation, filed electronically on December 05, 2022 effective January 03, 2023, as shown by the records of this office.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is P22000090017.

Authentication Code: 221207110639-500398548025#1

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventh day of December, 2022

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Secretary of State

Melanie S. Griffin, Secretary

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

DVORAK, ROBERT EDWIN III

536 4TH AVENUE SOUTH
UNIT 4
ST. PETERSBURG FL 33701

LICENSE NUMBER: PE40962

EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com



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Melanie S. Griffin, Secretary

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

BRLETIC, STEPHEN DANIEL

10938 87TH AVE SEMINOLE FL 33772

LICENSE NUMBER: PE81281

EXPIRATION DATE: FEBRUARY 28, 2027

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	ARCHITECT – ENGINEER QUALIFICATIONS									
					PART I - CON	TRACT-SPECIFIC QUALI	FICATIO	NS		
						CONTRACT INFORMATION				
					^{DN} (City and State) ek North CDD, Pasco County	, FL				
2. PU	BLIC	NOT	ICE I	DAT	E		3. SOLICITATION N/A	ON OR PROJECT NUMBER		
					B. ARCHIT	ECT-ENGINEER POINT OF C	ONTACT			
4. NA					letic, PE					
5. NA				/O	rak, Inc. (BDI)					
6. TE		ONE	NUM	1BE	R 7. FAX		8. E-MAIL ADDI	RESS @bdienigneers.com		
	, 10)	-	<i>-</i> 1 -	-		C. PROPOSED TEAM	Sprietice	ebalenigheers.com		
		Cho	a/s)		(Complete this section t	for the prime contractor and al	l key subcoi	ntractors.)		
		Che	SUBCON-	PACTOR	9. FIRM NAME	10. ADDRESS		11. ROLE IN THIS CONTRACT		
					Brletic Dvorak, Inc. (BDI)	536 4th Ave. S, Unit 4 S Petersburg, FI 33701	t.	Civil Engineering		
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D. (ORG	ΑN	IIZ/	ΑТ	IONAL CHART OF PROPOSED TEA	AM		(Attached)		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT (Complete one Section E for each key person.) 12. NAME 13. ROLE IN THIS CONTRACT 14. YEARS EXPERIENCE Stephen Brletic, PE Project Manager a. TOTAL b. WITH CURRENT FIRM 13 15. FIRM NAME AND LOCATION (City and State) Brletic Dvorak, Inc. (BDI) | St. Petersburg, FL 16. EDUCATION (DEGREE AND SPECIALIZATION) 17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) BS in Civil Engineering, University of North Florida, 2011 Professional Engineer, Florida (81281) 18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Brletic has over 11 years of experience in land development engineering in the Tampa Bay area. His project experience includes design and permitting for a wide range of projects, including residential subdivisions, commercial developments, and borrow pits. He routinely performs the functions necessary to design and permit land development projects. 19. RELEVANT PROJECTS 1) TITLE AND LOCATION (City and State) (2) YEAR COMPLETED **Lexington Oaks Community Development District** PROFESSIONAL SERVICES CONSTRUCTION (if applicable) Ongoing Varies **Engineering Support** Pasco County, FL Check if project performed with current firm (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager. BDI provides engineering services on a work order basis to serve as District Engineer for the Lexington Oaks CDD. The District is an approximately 800-acre master planned golf course development consisting of over 500 residential units and commercial buildings. Work orders included addressing pond erosion problems and sinkhole concerns, analysis of parking lot flooding, negotiations with the county for safety improvements to roadways, and assistance in repair for walls. 1) TITLE AND LOCATION (City and State) (2) YEAR COMPLETED Oak Creek Community Development District PROFESSIONAL SERVICES CONSTRUCTION (if applicable) Varies **Engineering Support** Ongoing Wesley Chapel, FL Check if project performed with current firm (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Design Engineer. BDI provides engineering services to the Oak Creek CDD in Wesley Chapel on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the Oak Creek community include: Basketball Court: BDI is preparing plans to construct a basketball court to add to the existing amenities in the vicinity of the clubhouse pool. BDI will also oversee contractor bidding and construction phase services. Trail Boardwalks: BDI is preparing plans to construct a pedestrian boardwalk in two locations within the community to connect existing trails through wetlands and over creeks to provide residents with access to the natural uplands to utilize as a picnic or walking trail amenity. 1) TITLE AND LOCATION (City and State) (2) YEAR COMPLETED **Westchase Community Development District (CDD)** PROFESSIONAL SERVICES CONSTRUCTION (if applicable) Ongoing **Varies Engineering Support** Tampa, FL (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm Senior Design Engineer. BDI is providing engineering services to the Westchase Community Development District (CDD) in Tampa, Florida, on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. BDI provided a signing and marking inspection and certification for the CDD. 1) TITLE AND LOCATION (City and State) (2) YEAR COMPLETED **Fishhawk Ranch Community Development District** PROFESSIONAL SERVICES CONSTRUCTION (if applicable) Ongoing Varies **Engineering Support** Lithia, FL d.



(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

Check if project performed with current firm

Project Manager. BDI provides engineering services to the Fishhawk Ranch CDD on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Various tasks completed for the Fishhawk Ranch community include: **Permit Inventory and Inspection Scheduling**—This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County. **Engineer Transition**—This task required coordination with the past EOR for the community to retain and update all documents during a transition and merger of 3 CDDs including maintenance and inventory data and maps, clubhouse equipment inventory, and past CDD owned improvement project data.



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT (Complete one Section E for each key person.) 13. ROLE IN THIS CONTRACT 12 NAME 14. YEARS EXPERIENCE Robert Dvorak, PE Senior Engineer a. TOTAL b. WITH CURRENT FIRM 38 15. FIRM NAME AND LOCATION (City and State) Brletic Dvorak, Inc. (BDI) | St. Petersburg, FL 16. EDUCATION (DEGREE AND SPECIALIZATION) 17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) BSE, Agricultural Engineering, University of Florida, 1984 Professional Engineer, FL 40962 18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations. Training, Awards, etc.) Mr. Dvorak is responsible for managing the water resource projects for Johnson, Mirmiran and Thompson, Inc. as well as the design, hydrologic and hydraulic modeling, and regulatory permitting for a wide range and variety of projects. His experience with the implementation of local and state regulations has enhanced his ability to expedite the permitting process with the ACOE, the DEP, the regional WMD's, and the FDOT. 19. RELEVANT PROJECTS 1) TITLE AND LOCATION (City and State) (2) YEAR COMPLETED Oak Creek Community Development District CONSTRUCTION (if applicable) PROFESSIONAL SERVICES Ongoing Varies **Engineering Support** Wesley Chapel, FL Check if project performed with current firm (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager. BDI provides engineering services to the Oak Creek CDD in Wesley Chapel on an asneeded basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the Oak Creek community include: Basketball Court - BDI is preparing plans to construct a basketball court to add to the existing amenities in the vicinity of the clubhouse pool. BDI will also oversee contractor bidding and construction phase services. Trail Boardwalks – BDI is preparing plans to construct a pedestrian boardwalk in two locations within the community to connect existing trails through wetlands and over creeks to provide residents with access to the natural uplands to utilize as a picnic or walking trail amenity. 1) TITLE AND LOCATION (City and State) (2) YEAR COMPLETED **Heritage Springs Community Development District** PROFESSIONAL SERVICES CONSTRUCTION (if applicable) Ongoing **Varies Engineering Support** Pasco County, FL (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm Project Manager. BDI serves as District Engineer for the Heritage Springs CDD and our recent tasks have been varied, including permit inventory and inspections, coordination of and recommendations for maintenance of wetland and mitigation areas, design of drainage improvements, and repair of erosion and scour problems on stormwater ponds, open conveyances, and weirs. For most projects, in addition to design and permitting services,

BDI has provided construction support including RFP development, bidding assistance through construction observation and project close-out. BDI also completed a synthesis of research literature regarding the use of grass carp to control nuisance vegetation in stormwater detention ponds. A report with recommendations was presented to the Board.

1) TITLE AND LOCATION (City and State) (2) YEAR COMPLETED South Fork Community Development District (CDD) PROFESSIONAL SERVICES CONSTRUCTION (if applicable) Varies **Engineering Support** Ongoing Riverview, FL

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

Check if project performed with current firm

Project Manager. BDI is providing engineering services to the South Fork Community Development District (CDD) in Riverview, Florida, on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the South Fork community include Permit Inventory and Inspection Scheduling, Pond Bank Restoration, Traffic Analyses, and Pond Maintenance Plan. BDI provided traffic counts for the US 301 and Ambleside Boulevard intersection for the CDD.

1) TITLE AND LOCATION (City and State)

(2) YEAR COMPLETED



Westchase Community Development District (CDD) Engineering Support

Tampa, FL

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

PROFESSIONAL SERVICES
Ongoing

CONSTRUCTION (if applicable)

Varies

Check if project performed with current firm

d. Project Manager. BDI is providing engineering services to the Westchase Community Development District (CDD) in Tampa, Florida, on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. BDI provided a signing and marking inspection and certification for the CDD.



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT (Complete one Section E for each key person.) 13. ROLE IN THIS CONTRACT 12 NAME 14. YEARS EXPERIENCE Jerry Whited Project Manager II a. TOTAL b. WITH CURRENT FIRM 15. FIRM NAME AND LOCATION (City and State) Brletic Dvorak, Inc. (BDI) | St. Petersburg, FL 16. EDUCATION (DEGREE AND SPECIALIZATION) 17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Stormwater Operator 18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations. Training, Awards, etc.) Mr. Whited is responsible for performing inspections on a variety of stormwater management facilities throughout southwest Florida for as-builts and recertification compliance. He also participates in advisory committee and association meetings to keep abreast of water management, environment surface water, and water use current and future issues and concerns. He has also performed inspections and surveys on numerous projects throughout southwest Florida. Jerry is also a FSA certified Stormwater Operator Level 1. 19. RELEVANT PROJECTS 1) TITLE AND LOCATION (City and State) (2) YEAR COMPLETED **Waterset North Community Development District** PROFESSIONAL SERVICES CONSTRUCTION (if applicable) Varies (CDD) Engineering Support Ongoing Apollo Beach, FL (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm Inspector. BDI is providing engineering services to the Waterset North Community Development District (CDD) in Apollo Beach, Florida, on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the South Fork community include Permit Inventory and Inspection Scheduling, Pond Bank Restoration, Traffic Analyses, and Pond Maintenance Plan. 1) TITLE AND LOCATION (City and State) (2) YEAR COMPLETED **Country Walk Community Development District** PROFESSIONAL SERVICES CONSTRUCTION (if applicable) Ongoing N/A **Engineering Support** Pasco County, FL (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm Inspector. Pond Inspections and Report Writing – BDI team conducts inspections and writes reports as part of a professional engineering services as-needed basis assignment. There are 39 water management facilities located in the HSCDD that require inspection and certification of compliance for SWFWMD. BDI was tasked to research the files at SWFWMD to establish a list of facilities and to prioritize the need for inspection and certification. Currently, BDI is conducting several inspections per quarter year to maintain a satisfactory schedule with SWFWMD. 1) TITLE AND LOCATION (City and State) (2) YEAR COMPLETED **Lexington Oaks Community Development District** PROFESSIONAL SERVICES CONSTRUCTION (if applicable) Ongoing **Varies Engineering Support** Pasco County, FL (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm Inspector. BDI provided engineering services on a work order basis to serve as District Engineer for the Lexington Oaks CDD. The District is an approximately 800-acre master planned golf course development consisting of over 500 residential units and commercial buildings. Work orders included addressing pond erosion problems and sinkhole concerns, analysis of parking lot flooding, negotiations with the county for safety improvements to roadways, and assistance in repair for walls. 1) TITLE AND LOCATION (City and State) (2) YEAR COMPLETED Fishhawk Ranch Community Development District PROFESSIONAL SERVICES CONSTRUCTION (if applicable) Ongoing Varies **Engineering Support** Lithia, FL d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm Inspector. BDI provides engineering services to the Fishhawk Ranch CDD on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Various tasks completed for the Fishhawk Ranch community include: Permit Inventory and Inspection Scheduling-This task required research of



SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County. **Engineer Transition**—This task required coordination with the past EOR for the community to retain and update all documents during a transition and merger of 3 CDDs including maintenance and inventory data and maps, clubhouse equipment inventory, and past CDD owned improvement project data.



		Y PERSONNEL PROP			CONTRACT		
12. N Kir		13. ROLE IN THIS CONTRACT Senior Inspect		on.)	14. a. TOTAL 25	YEARS EXPE	ERIENCE ITH CURRENT FIRM 2
	IRM NAME AND LOCATION (City and State) letic Dvorak, Inc. (BDI) St.	Petersburg, FL					
	DUCATION (DEGREE AND SPECIALIZATION) in Computer Science, LFSU	17. N / <i>i</i>		ROFESSIONAL I	REGISTRATION <i>(S</i>	TATE AND D	VISCIPLINE)
Mr. sou med and also	Wagner is responsible for performing in thwest Florida for as-builts and recertificate tings to keep abreast of water manager a concerns. He has also performed inspect to holds certifications including FDEP Stormack Pesticide applicators license for category.	nspections on a variention compliance. He ament, environment sutions and surveys on mater Erosion and Story 5A – Aquatics, and	Iso parti rface wa numerou Sediment d FSA St	cipates in a ter, and v us projects tation Con	advisory con vater use cu throughout trol Inspecto	nmittee a rrent an southwe or –Inspe	and association and future issues est Florida. Kirk ector # 46681,
		19. RELEVANT PRO	JECTS		(-)		
	1) TITLE AND LOCATION (City and State) Spring Ridge Community Devel Engineering Support Brooksville, FL	opment District ((CDD)		(2) YEAR NAL SERVICES Igoing	COMPLETED	DUCTION (if applicable) Varies
a. Inspector. BDI is providing engineering services to the Spring Ridge Community Developme (CDD) in Brooksville, Florida, on an as-needed basis to assist the community in maintaining and imprint infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assengineer to accomplish the specific objectives. The tasks vary in size and complexity, and each his scope and schedule that is coordinated through the Board and District Manager. Various tasks compositing Ridge community include Permit Inventory and Inspection Scheduling, Pond Bank Restoration and Clubhouse Improvements.					mproving their issigned to the has a specific mpleted for the bration, Traffic		
	1) TITLE AND LOCATION (City and State) Westchase Community Develop Engineering Support Hillsborough County, FL	oment District			(2) YEAR NAL SERVICES I going	COMPLETED	D JCTION <i>(if applicable)</i> N/A
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Inspector. Pond Inspections and Report Writing – BDI team conducts inspections and writes reports as part of a professional engineering services as-needed basis assignment. There are a number of water management facilities located in the Westchase CDD that require inspection and certification of compliance for SWFWMD. BE was tasked to research the files at SWFWMD to establish a list of facilities and to prioritize the need for inspection and certification. Currently, BDI is conducting several inspections per quarter year to maintain a satisfactor schedule with SWFWMD.					r management SWFWMD. BDI d for inspection	
	1) TITLE AND LOCATION (City and State) Lexington Oaks Community De Engineering Support	velopment Distri	ct		(2) YEAR NAL SERVICES I going	COMPLETED	DUCTION (if applicable) Varies
C.	Pasco County, FL (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Inspector. BDI provided engineering services on a work order basis to serve as District Engineer for the Lexington Oaks CDD. The District is an approximately 800-acre master planned golf course development consisting of over 500 residential units and commercial buildings. Work orders included addressing pond erosion problems and sinkhole concerns, analysis of parking lot flooding, negotiations with the county for safety improvements to roadways, and assistance in repair for walls.				e development g pond erosion		
	1) TITLE AND LOCATION (City and State)				(2) YEAR	COMPLETED	D
d.	Fishhawk Ranch Community De Engineering Support	evelopment Distri	ict		NAL SERVICES		Varies

Lithia, FL



(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

Inspector. BDI provides engineering services to the Fishhawk Ranch CDD on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Various tasks completed for the Fishhawk Ranch community include: **Permit Inventory and Inspection Scheduling**—This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County.



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT (Complete one Section E for each key person.) 13. ROLE IN THIS CONTRACT 12 NAME 14. YEARS EXPERIENCE Shane Ferguson Inspector a. TOTAL b. WITH CURRENT FIRM 10 15. FIRM NAME AND LOCATION (City and State) Brletic Dvorak, Inc. (BDI) | St. Petersburg, FL 16. EDUCATION (DEGREE AND SPECIALIZATION) 17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) BA in Economics, USFSP N/A 18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations. Training, Awards, etc.) Mr. Ferguson is responsible for performing inspections on a variety of stormwater management facilities throughout southwest Florida for as-builts and recertification compliance. He also participates in advisory committee and association meetings to keep abreast of water management, environment surface water, and water use current and future issues and concerns. He has also performed inspections and surveys on numerous projects throughout southwest Florida. 19. RELEVANT PROJECTS 1) TITLE AND LOCATION (City and State) (2) YEAR COMPLETED Spring Ridge Community Development District (CDD) PROFESSIONAL SERVICES CONSTRUCTION (if applicable) Ongoing **Varies Engineering Support** Brooksville, FL Check if project performed with current firm (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Inspector. BDI is providing engineering services to the Spring Ridge Community Development District (CDD) in Brooksville, Florida, on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the Spring Ridge community include Permit Inventory and Inspection Scheduling, Pond Bank Restoration, Traffic Analyses, Road Inspection and Clubhouse Improvements. 1) TITLE AND LOCATION (City and State) (2) YEAR COMPLETED **Westchase Community Development District** PROFESSIONAL SERVICES CONSTRUCTION (if applicable) **Engineering Support** Ongoing N/A Hillsborough County, FL Check if project performed with current firm (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Inspector. Pond Inspections and Report Writing – BDI team conducts inspections and writes reports as part of a professional engineering services as-needed basis assignment. There are a number of water management facilities located in the Westchase CDD that require inspection and certification of compliance for SWFWMD. BDI was tasked to research the files at SWFWMD to establish a list of facilities and to prioritize the need for inspection and certification. Currently, BDI is conducting several inspections per quarter year to maintain a satisfactory schedule with SWFWMD. 1) TITLE AND LOCATION (City and State) (2) YEAR COMPLETED **Lexington Oaks Community Development District** PROFESSIONAL SERVICES CONSTRUCTION (if applicable) Ongoing Varies **Engineering Support** Pasco County, FL Check if project performed with current firm (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE **Inspector.** BDI provided engineering services on a work order basis to serve as District Engineer for the Lexington Oaks CDD. The District is an approximately 800-acre master planned golf course development consisting of over 500 residential units and commercial buildings. Work orders included addressing pond erosion problems and sinkhole concerns, analysis of parking lot flooding, negotiations with the county for safety improvements to roadways, and assistance in repair for walls. 1) TITLE AND LOCATION (City and State) (2) YEAR COMPLETED The Groves Community Development District PROFESSIONAL SERVICES CONSTRUCTION (if applicable) Ongoing Varies **Engineering Support** Pasco County, FL (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm Inspector. BDI provides engineering services to the Groves CDD on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Various tasks completed for the Groves community include: Extrenal Facility Inspection and Assessment. This task involved inspection of roadway, curbs, stormwater facilities, courts, sidewalks, and other site infrastructure components within the CDD boundary.



F. EXAMPLE P	20. EXAMPLE PROJECT KEY NUMBER		
TEAM'S QUALIFICA (Present as many projects as requ Complete o	1		
21. TITLE AND LOCATION (City and State)		22. Y	EAR COMPLETED
Harbour Isles Community	Development District	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
(CDD)	-	Ongoing	Varies
Hillsborough County, FL			
	RMATION	•	
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT	TELEPHONE NUMBER
Inframark IMS	Angle Montagna	(813) 991-1	1116

BDI provides engineering services to the **Harbour Isles Community Development District (CDD)** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity and each has a specific scope and schedule which is coordinated through the Board and District Manager.

Various tasks completed for the Harbour Isles community include:

- Permit Inventory and Inspection Scheduling This task required research of SWFWMD permit
 documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were
 developed to indicate the numerous permits, where the ponds were located within the community,
 when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- New Fitness Center BDI recently completed the site design and permitting for a new fitness center
 adjacent to the existing clubhouse. Permits were obtained from Hillsborough County and the
 Southwest Water Management District. We prepared the contract documents, including general
 conditions, assisted in the bid phase, and provided construction phase services as well. (Construction
 budget: \$119,000)
- **Night Swimming Assessment** BDI performed light readings and made lighting recommendations with respect to the availability of the community swimming pool during dark hours.
- Traffic Analyses BDI has reviewed the Signal Warrant Study provided by the Florida Department
 of Transportation for the intersection of US 41/SR 45 at Spindle Shell Way. Discussion with FDOT and
 the neighboring development are underway.
- Miscellaneous Assistance BDI provides miscellaneous assistance regarding CDD assets, such as:
 - Reclaimed water assessment and construction
 - Pool paver subsidence
 - Nuisance flooding around landscaped areas and pool area
 - Utility valve subsidence
 - Monitoring progress of County's plans to extend reclaimed water to the development within the next two years
 - Decorative lighting assistance

	25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT					
a.	(1) FIRM NAME Brletic Dvorak, Inc. (BDI)	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	Engineering,			

F. EXAMPLE QUALIFIC (Present as many projects as re Complete	20. EXAMPLE PROJECT KEY NUMBER 2					
21. TITLE AND LOCATION (City and State)		22. YI	EAR COMPLETED			
Diamond Hill Community	Development District	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)			
(CDD)	•	Ongoing	Varies			
Hillsborough County, FL						
23. PROJECT OWNER'S INFORMATION						
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT	TELEPHONE NUMBER			
Rizzetta & Company, Inc. Christina Newsome		(813) 933-5	5571			

BDI provides engineering services to the **Diamond Hill Community Development District (CDD)** in **Valrico** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Diamond Hill community include:

- **Brilliant Cut Way Drainage Improvements** BDI performed survey, design, permitting, and construction administration for drainage improvement to alleviate nuisance yard flooding adjacent to CDD ponds and residential properties. *(Construction budget: \$20,000)*
- **Permit Inventory and Inspection Scheduling** This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- Pond Repairs BDI reviewed the stormwater detention pond conditions and performance. Specific
 concerns were recent repairs to drainage structures and inflow pipe foundations. Data collection and
 permit evaluation and research as well as hydraulic and hydrologic calculations were specific tasks.
 The final deliverable was a report addressing probable improvements and cost estimates for Phase I.
 Phase II consisted of developing construction documents for competitive bid. The design
 improvements consisted of an energy dissipating structure with sand cement armoring and regrading
 around the pond bottoms and side slopes.
- **Pond Inspections** BDI reviewed all the permits for the development's 23 ponds and developed an inspection schedule to comply with SWFWMD requirements. BDI performs the necessary pond inspections.

	25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT					
	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE			
a.	Brletic Dvorak, Inc. (BDI)	Tampa, FL	Engineering			

F. EXA	20. EXAMPLE PROJECT KEY NUMBER		
TEAM'S QUA (Present as many projects Con	3		
21. TITLE AND LOCATION (City and State)		22. Y	'EAR COMPLETED
Fishhawk Ranch Com	munity Development Distric	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
(CDD)		Ongoing	Varies
Lithia, Hillsborough C	County, FL		
	23. PROJECT OWNER'S INF	ORMATION	
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT	T TELEPHONE NUMBER
Halifax Solutions	Eric Dailey	(813) 244-	4388

BDI provides engineering services to the **Fishhawk Ranch Community Development District (CDD)** in **Lithia** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Fishhawk Ranch community include:

- Permit Inventory and Inspection Scheduling This task required research of SWFWMD permit
 documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were
 developed to indicate the numerous permits, where the ponds were located within the community,
 when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **Engineer Transition** This task required coordination with the past EOR for the community to retain and update all documents during a transition and merger of 3 CDDs including maintenance and inventory data and maps, clubhouse equipment inventory, and past CDD owned improvement project data.
- Various Pond Restoration/Drainage Improvements BDI performed surveying, design and
 construction administration tasks for the reconstruction and restoration of the pond banks on
 numerous stormwater management ponds within the community. The objective of the project was to
 restore the eroded banks to the permitted side slopes and repair drainage structures required for
 safety and functionality.
- **Palmetto Club Building Repairs** BDI performed construction assistance and project management for the CDD from start to finish for the Palmetto Cub repairs associated with storm damage.

	25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT						
a.	(1) FIRM NAME Brletic Dvorak, Inc. (BDI)	(2) FIRM LOCATION (City and State) Tampa, FL	Engineering, Survey				

F. EXAMPLE P	20. EXAMPLE PROJECT KEY NUMBER			
TEAM'S QUALIFICA	4			
(Present as many projects as requ Complete o				
21. TITLE AND LOCATION (City and State)		22. YI	EAR COMPLETED	
Mira Lago West Communit	y Development District	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
(CDD)		Ongoing	Varies	
Ruskin, Hillsborough Coun	ty, FL			
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT	TELEPHONE NUMBER	
Rizzetta & Company, Inc. Jennifer Goldyn		(813) 533-2	2950	

BDI provides engineering services to the **Mira Lago West Community Development District (CDD)** in **Ruskin** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Mira Lago West community include:

- Permit Inventory and Inspection Scheduling This task required research of SWFWMD permit
 documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were
 developed to indicate the numerous permits, where the ponds were located within the community,
 when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- Pond Bank Restoration BDI performed surveying, design and construction administration tasks
 for the reconstruction and restoration of the pond banks on numerous stormwater management ponds
 within the community. The objective of the project was to restore the eroded banks to the permitted
 side slopes and repair drainage structures required for safety and functionality.
- Adjacent Development Impact Management This task required coordination with state permit agencies and private developers to coordinate impacts to the existing community caused by the new construction of a subdivision adjacent to the CDD owned properties and residential lots.

	25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT					
a.	Brletic Dvorak, Inc. (BDI)	(2) FIRM LOCATION (City and State) Tampa, FL	Engineering,			

F. EXAMPLE TEAM'S QUALIFIO (Present as many projects as re Complete	20. EXAMPLE PROJECT KEY NUMBER 5		
21. TITLE AND LOCATION (City and State)		22. Y	EAR COMPLETED
Sterling Hill Community	Development District	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
(CDD)	·	Ongoing	Varies
Spring Hill, FL			
	23. PROJECT OWNER'S IN	NFORMATION	
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT	TELEPHONE NUMBER
Rizzetta & Company, Inc. Jayna Cooper		(813) 994-1	1001

BDI provides engineering services to the **Sterling Hill Community Development District (CDD)** in **Spring Hill** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Sterling Hill community include:

- Permit Inventory and Inspection Scheduling This task required research of SWFWMD permit
 documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were
 developed to indicate the numerous permits, where the ponds were located within the community,
 when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **Splash Pad** This task required project management of the CDD selected contractor and EOR for a splash pad project at the Sterling Hill South clubhouse facility. This also required permit modifications to the community's SWFWMD Environmental Resource Permit.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT					
a. (1) FIRM NAME Brietic Dvorak, Inc. (BDI)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S 20. EXAMPLE PROJECT KEY NUMBER

QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.) 21. TITLE AND LOCATION (City and State)

Heritage Springs Community Development

District (CDD) Wesley Chapel, FL

a. PROJECT OWNER

INFRAMARK

22. YEAR COMPLETED

PROFESSIONAL SERVICES Ongoing

CONSTRUCTION (If applicable) Varies

23. PROJECT OWNER'S INFORMATION

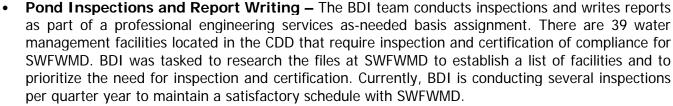
b. POINT OF CONTACT NAME c. POINT OF CONTACT TELEPHONE NUMBER Andrew Mendenhall (813) 991-1116

BDI provides engineering services to the Heritage Springs Community Development District (CDD) in Trinity on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Heritage Springs community include:

- Hole #17 Drainage Improvement Project This project involved the design for the regrading of an area of the golf course which had been filled, partially blocking the free flow of water over
 - a 250-foot weir. This design was a compromise between the need to move the water during flood conditions and the need for a dry landing area for golfers. Rip-rap will be used to stabilize areas within the high flow zones along with a stone-filled Geoweb containment system. (Construction budget: \$35,000)



- Warrington Way Drainage Project This project was comprised of a bypass drainage system to capture and route water away from the Warrington Way storm sewer system to alleviate flooding problems. Warrington Way has historically flooded due to elevations in the roadway which are too low, allowing standing water when the flood stage in the adjacent wetlands reaches its peak. The drainage project allows for another outfall to the wetland thus reducing flooding in Warrington Way. This project required BDI to update the Master Drainage Analysis for the development and to provide a hydrologic and hydraulic modeling analysis demonstrating that the proposed project would not adversely impact downstream properties. A modification to the approved ERP was obtained from the Southwest Florida Water Management District. BDI also provided construction management services and handled everything from bidding to construction observation to final close-out. (Construction budget: \$150,000)
- **Pond Repairs** This task included ongoing inspection of the ponds and developing plans for specific repairs. These repairs included numerous bank erosions, erosion along the edges of gabions, weir repairs, and flume repairs. BDI also assisted in the project to clear around structures in wetlands to provide for free flow of water out of the development.

	25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT						
a.	Brletic Dvorak, Inc. (BDI)	(2) FIRM LOCATION (City and State) Tampa, FL	Engineering,				



EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S

QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.) 21. TITLE AND LOCATION (City and State)

(CDD)

Wesley Chapel, FL

PROFESSIONAL SERVICES Ongoing

22. YEAR COMPLETED CONSTRUCTION (If applicable)

Varies

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER b. POINT OF CONTACT NAME c. POINT OF CONTACT TELEPHONE NUMBER INFRAMARK Bob Nanni (813) 991-1116

BDI provides engineering services to the Lexington Oaks Community Development District (CDD) in Wesley Chapel on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Lexington Oaks Community Development District

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Lexington Oaks community include:



- Pond Bank Restoration BDI performed surveying, design and construction administration tasks for the reconstruction and restoration of the pond banks on numerous stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. (Construction performed to-date: \$450,000)
- Permit Inventory and Inspection Scheduling This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Pasco County.
- Pond Maintenance Plan The objective of this task was to determine the extent of repair needed for each pond, establish an estimated cost, and prioritize each pond based on the functional performance requirements. Inspections were performed for each pond site noting any issue that would require maintenance or repair. Numerous ponds had erosion on the side slopes and several had control structures that were not functioning as designed due to skimmer settlement or foundation/embankment erosion. A report was prepared and presented to the CDD Board for additional action and as a planning tool to eventually address all the ponds.
- Amenities Center Drainage Improvements BDI performed survey and design to alleviate extensive flooding that kept residents from utilizing playcourts and fields as well as prohibiting maintenance. (Construction budget: \$40,000)
- Court Resurfacing BDI prepared plans for the resurfacing of two tennis courts and one basketball court. (Construction budget: \$15,000)
- Pool Heating Analysis BDI prepared a comparative analysis of heating the District's pool using natural gas or propane.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT					
a. Brletic Dvorak, Inc. (BDI)	(2) FIRM LOCATION (City and State) Tampa, FL	Engineering,			

(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.) 21. TITLE AND LOCATION (City and State)

South Fork Community Development District

22. YEAR COMPLETED PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

(CDD) Riverview, FL Ongoing

Varies

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
INFRAMARK	Mark Vega	(813) 991-1116

BDI provides engineering services to the South Fork Community Development District (CDD) in Riverview on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.



Various tasks completed for the South Fork community include:

- Permit Inventory and Inspection Scheduling This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **Pond Bank Restoration** BDI performed surveying, design and construction administration tasks for the reconstruction and restoration of the pond banks on three stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. (Construction budget: \$209,000)
- Traffic Analyses BDI has reviewed the Signal Warrant Study provided by the Florida Department of Transportation for the intersection of Ambleside Boulevard at US 301. BDI provided updated traffic counts to determine if the recent development in the area had increased traffic volumes to the point of warranting a signal at this location.
- Pond Maintenance Plan The objective of this task was to determine the extent of repair needed for specific ponds, establish an estimated cost, and prioritize the immediate needs for each pond based on the functional performance requirements. Inspections were performed for each pond site noting any issue requiring maintenance or repair. Numerous ponds had erosion on the side slopes, and several had drainage structures that were not functioning as designed due to becoming dislodged from embankment erosion. A report was prepared and presented to the CDD Board for alternative measures to address the pond issues and RFP packages were prepared for bidding purposes.

	25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT						
a.	(1) FIRM NAME Brletic Dvorak, Inc. (BDI)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering				

F. E ((Present as many pro	20. EXAMPLE PROJECT KEY NUMBER 9					
21. TITLE AND LOCATION (City and St.	ate)	22. Y	EAR COMPLETED			
Oak Creek Commu	nity Development District	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)			
(CDD)	,	Ongoing	Varies			
Pasco County, FL						
23. PROJECT OWNER'S INFORMATION						
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT	TELEPHONE NUMBER			
INFRAMARK	Mark Vega	(813) 991-1	1116, 104			

BDI provides engineering services to the **Oak Creek Community Development District (CDD)** in **Wesley Chapel** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Oak Creek community include:

- Permit Inventory and Inspection Scheduling This task required research of SWFWMD permit
 documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were
 developed to indicate the numerous permits, where the ponds were located within the community,
 when the pond inspections were to be completed, and the parcel number for Pasco County.
- **Basketball Court** BDI performed survey, design, permitting, and construction administration for a basketball court adjacent to their clubhouse pool. The court will also be striped for a dual use for two pickleball courts. (*Construction budget: \$36,000*)
- **Trail Boardwalks** BDI performed survey, design, permitting, and construction administration for a pedestrian boardwalk in two locations within the community to connect existing trails through wetlands and over creeks to provide residents with safe access to the natural uplands to utilize as a picnic or walking trail amenity. *(Construction budget: \$63,000)*
- **Playground Expansion** BDI performed survey, design, and permitting to expand the existing playground to accommodate a new swing set area for toddlers while maintaining safe ADA access.

	25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT					
	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE			
a.	Brletic Dvorak, Inc. (BDI)	Tampa, FL	Engineering,			

F. EX Qu (Present as many proje C	20. EXAMPLE PROJECT KEY NUMBER 10			
21. TITLE AND LOCATION (City and State	e)	22. Y	EAR COMPLETED	
River Bend Commui	nity Development District	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
(CDD)	•	Ongoing	Varies	
Hillsborough Count	y, FL			
	FORMATION			
a. PROJECT OWNER b. POINT OF CONTACT NAME c. POINT OF CONTACT TELEPHONE NUMBER				
CMS	lordan Lancford	(912) 244 /	1 Q <i>1 1</i>	

BDI provides engineering services to the **River Bend Community Development District (CDD)** in **Ruskin** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the River Bend community include:

- Permit Inventory and Inspection Scheduling This task required research of SWFWMD permit
 documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were
 developed to indicate the numerous permits, where the ponds were located within the community,
 when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- Amenity Center Drainage Improvements The River Bend CDD has experience chronic flooding
 due to rapid expansion of the amenities within the parcel without accommodating additional
 stormwater runoff. BDI performed survey, design, permitting, and construction administration
 services to address existing flooding occurring at the access, parking lot, playground, tennis court,
 pool equipment area, and open spaces. The improvements will accommodate future amenity projects
 through total buildout of the parcel. (Construction budget: \$119,000)

	25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT					
a.	(1) FIRM NAME Brletic Dvorak, Inc. (BDI)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering			

	G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS											
	26. NAMES OF KEY PERSONNEL (From Section E,	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)			g						
	Block 12)	,	1	2	3	4	5	6	7	8	9	10
Robert	t Dvorak, PE	Project Engineer	•	•	•	•	•	•	•	•	•	•
Stephe	en Brletic, PE	Project Manager	•	•	•	•	•	•	•	•	•	•
Cliff W	/ilson	Designer	•	•	•	•	•	•	•	•	•	•
Jerry Whited Pr		Project Manager II	•	•	•	•			•	•	•	•
Kirk Wagner Senior Inspector		Senior Inspector		•	•		•	•	•		•	
Shane Ferguson Inspector				•				•			•	
		29. EXAMPLE	PROJ	ECTS	KEY							
NO.	TITLE OF EXAMPLE	PROJECT (FROM SECTION F)	NO.		TITLE OF EXAMPLE PROJECT (FROM SECTION F)							
1	Harbour Isles Commu (CDD)	nity Development District	6		Heritage Springs Community Development District (CDD)							
2	Diamond Hill Community Development District (CDD)		7		Lexington Oaks Community Development District (CDD)					ct		
3	Fishhawk Ranch Community Development District (CDD)		8	So	South Fork Community Development District (CDD)					DD)		
4	4 Mira Lago Community Development District (CDD)		9	Oa	Oak Creek Community Development District (CDD)					DD)		
5	Sterling Hill Communi	ty Development District	10	Riv	ver Ben	d Com	munity	/ Deve	lopme	nt Dist	rict (C	DD)

H. ADDITIONAL INFORMATION
30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

N/A

I. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts.	
31. SIGNATURE	32. DATE
	7/1/25
33. NAME AND TITLE	

Stephen Brletic | Project Manager

STANDARD FORM 330 (6/2004)



Hidden Creek North Community Development District

Professional Services Continuing Contract



August 20th, 2025

Darryl Adams Rizzetta and Company, Inc. 5844 Old Pasco Road, Suite 100 Tampa, FL 33544

Re: Hidden Creek North Community Development District – Engineering Services

Dear Selection Committee,

Lighthouse Engineering (LHE) submits this proposal for professional services with a strong interest in entering a partnership with The Hidden Creek North Community Development District (CDD) as your **District Engineer**. LHE is a multi-discipline civil/site engineering firm with three senior professional engineers and affiliates who are highly qualified for this work. 8 (eight) hard copies of Standard Form No. 330 and Letter of Interest are included in this proposal.

Lighthouse Engineering (LHE) provided engineering services for Meadow Pointe II CDD in Wesley Chapel, Florida with Bob Nanni as the District Manager. We are

currently serving as District Engineer for Harbor Bay CDD in Hillsborough County, Florida, Asturia CDD in Pasco County, Florida, Parkview at Long Lake Ranch CDD, Lakeside Plantation CDD in Sarasota County, Florida, Union Park East CDD in Pasco County, FL and Lakeside CDD in Pasco County, FL.

WHY HIRE LHE? <u>Quite simply, we offer the best value for our professional services.</u> LHE is an engineering firm with very competitive overhead and the highest quality standards. Our engineers have a combined experience of over 100 years and this knowledge allows us to examine, evaluate and quickly solve both complex and minor tasks. We feel this knowledge provides the <u>best value</u> for our clients.

LHE provides this value through having executive/ senior professionals that are highly qualified for their work. In addition, our operations run efficiently through purchasing and acquiring the same or greater IT infrastructure and office equipment utilized by our competitors and placing them in home offices. As the District Engineer, we would adopt a **safety-first approach**. We will protect the safety of the community first and foremost. We will support the **economic** interests of the community through adhering to capital budgeting requirements. For our part, we commit that we will provide the engineering services for the **CDD** in accordance with the budget.

<u>WHY IS THIS IMPORTANT TO THE CDD?</u> It means that our engineering work is easily bid by contractors and produces regular low bids for work. Also, Design-Build projects typically have zero change orders. This allows the CDD to <u>finish</u> more work with fewer financial and management resources.

If you wish to discuss our abilities further, we will welcome the opportunity to meet face to face with you.

If you have any additional questions, please let us know.

Brally S. Foren

Sincerely,

Brad Foran, PE

Lighthouse Engineering, Inc.

Lighthouse Engineering, Inc. 701 Enterprise Road East, Suite 410 Safety Harbor, FL 34695 727-726-7856 (office) 727-683-9848 (fax)



Lighthouse Engineering has professionals experienced with CDD operations.

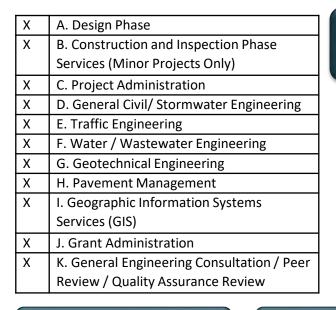
ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT SPECIFIC QUALIFICATIONS A. CONTRACT INFORMATION 1. TITLE AND LOCATION (City and State) Hidden Creek North Community Development District - Professional Engineering Services - continuous contract 2. PUBLIC NOTICE DATE 3. SOLICITATION OR PROJECT NUMBER August 20, 2025 **B. ARCHITECT - ENGINEER POINT OF CONTACT** 4. NAME AND TITLE Brad Foran, P.E., President 5. NAME OF FIRM Lighthouse Engineering, Inc. 6. TELEPHONE NUMBER 7. FAX NUMBER 8. E-MAIL ADDRESS 727.726.7856 727.683.9848 bforan@lighthouseenginc.com C. PROPOSED TEAM (Complete this section for the prime contractor and all key subcontractors.) (Check) J-V PARTNER SUBCON-TRACTOR PRIME 9. FIRM NAME 10. ADDRESS 11. ROLE IN THIS CONTRACT Project Management, Environmental Lighthouse Engineering, Inc. 701 Enterprise Road East Permitting, Drainage, Traffic, Design, Suite 410 QA/QC, Specifications a. Safety Harbor, FL 34695 [] CHECK IF BRANCH OFFICE b. [] CHECK IF BRANCH OFFICE C. [] CHECK IF BRANCH OFFICE d. [] CHECK IF BRANCH OFFICE e. [] CHECK IF BRANCH OFFICE f. [] CHECK IF BRANCH OFFICE

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

[X] (Attached)

ORGANIZATIONAL CHART







PROJECT MANAGER
Brad Foran, P.E.

OFFICE ADMINISTRATION AND
MARKETING
Amy Palmer

DESIGN TEAM QAQC Frank Foran, P.E.

ASSISTANT PROJECT MANAGER Thomas Liu, P.E.



Brad Foran, PE Thomas Liu, PE Sandy Fabrizio

Brad Foran, PE

Frank Foran. PE

Thomas Liu, PE

PAVEMENT MANAGEMENT

Brad Foran, PE Thomas Liu, PE TRAFFIC ENGINEERING

Brad Foran, PE Frank Foran, PE Thomas Liu, PE

GEOTECHNICAL ENGINEERING

Driggers

WATER/ WASTEWATER ENGINEERING

Thomas Liu, PE Frank Foran, PE

GRANT ADMINISTRATION

Renee Foran Sandy Fabrizio

Geodata

GEN CIV - SURVEYING

MAPPING

		F KEY PERSONNEL PRO						
12.	NAME	13. ROLE IN THIS CONT			14	. YEARS EXPER	RIENCE	
	Bradley S. Foran, P.E.	Project Manag	er		a. TOTAL 28	b. WITH	CURRENT FIRM	
15.	FIRM NAME AND LOCATION (City and State) Lighthouse Engineering, Inc. Safety Harbor, FL							
16.	EDUCATION (DEGREE AND SPECIALIZATION)		17. CURRE	NT PROFESSIONAL RE	GISTRATIC	N (STATE AND	DISCIPLINE)	
	B.S.C.E. / Civil Engineering			nal Engineer: Florida			,	
18	OTHER PROFESSIONAL QUALIFICATIONS (Publications,	Organizations Training Aw	(ards_etc.)					
	FDOT Training / Contract Estimating System, Access Mgmt Guidelines for Project Development, Basic Lighting and Electricity, Advanced Work Zone Traffic Control Course, Specifications, Electronic Submittal							
		19. RELEVANT P	ROJECTS					
	(1) TITLE AND LOCATION (City and State)			,	2) YEAR CO		011	
	Harbor Bay CDD – Apollo Beach, Florida			PROFESSIONAL SERV	/ICES	CONSTRUCTION	ON (If Applicable)	
				Ongoing				
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND	SPECIFIC ROLE		[X] Check if project pe	erformed with	n current firm		
	EOR for the gen. engineering consultant for th	nis CDD community wh	nich contair				ide properties	
which include town homes, villas, and single-family homes. The community has 27 retention ponds, recreational facilities, the centers, multiple playgrounds, and parks; and the Mira Bay club which consists of a clubhouse, resort and lap pools, wading and picnic area, sand volleyball court, boat docks and lifts, and a playground. Responsible for all the engineering needs of the This includes inspections, permitting, dock and lift applications, drainage reports and plans, community upkeep, Sewall inspections with regards to MUTCD standards, and correspondence with the residents.					three amenity ng pools, grills ne community.			
	(1) TITLE AND LOCATION (City and State)				2) YEAR CO			
	FDOT District 7 - Sidewalk Gap at various lo	ocation – Pinellas Cou	ınty	PROFESSIONAL SERV	/ICES	CONSTRUCTION	ON (If Applicable)	
				Ongoing				
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND	SPECIFIC ROLE		[X] Check if project per	formed with	current firm		
b.	Project Manager and EOR for this TWO that of from Ulmerton Rd. to 16th Street North, and sid Cardinal Rd. This TWO also includes sidewalk	ewalk design along the	Southside	of S.R. 586 (Curlew	Rd.) from	n Bayshore Bl	lvd. to	
	(1) TITLE AND LOCATION (City and State)			(2	2) YEAR CO	MPLETED		
	FDOT District 7 – US 41 / SR 45/ S. 50th St. fr	rom Denver St. to N. o	of 27 th	PROFESSIONAL SERV	/ICES	CONSTRUCTION	ON (If Applicable)	
	Ave. S. – Hillsborough County			2023				
C.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND			[X] Check if project per				
	Project Manager and EOR for the design services for US 41 / SR 45/ S. 50 th St. from Denver St. to north of 27 th Ave. S. improvement Project included milling and resurfacing, upgrading curb ramps to meet current ADA standards, and performing general sa modification work in order to extend the life of the existing pavement.							
	(1) TITLE AND LOCATION (City and State)			(2	2) YEAR CO	MPLETED		
	City of Pinellas Park - Curb Cuts - Various	Locations		PROFESSIONAL SERV	/ICES	CONSTRUCTI	ON (If Applicable)	
A	(a) PRIES PERCENTION OF A SAME			ongoing				
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND			[X] Check if project per				
Project Manager and EOR for the removal of existing driveways at various locating Driveway removal begins just east of 63rd Street North and ends just east of 54th Street pavements that were removed, and sidewalk constructed to meet ADA Standards. A driveways were removed. There are a total of 11 driveways being removed. Total programmer and the project of the p			t of 54 th Stre tandards. <i>A</i>	et North. Sod will be a proposed curb will a	proposed Iso be con	at the existing structed where	g driveway	
	(1) TITLE AND LOCATION (City and State)				2) YEAR CO			
	I-275 / SR 93 Bus on Shoulder from Alt U 694/ Gandy Blvd. – Pinellas County FL */		to SR	PROFESSIONAL SERV	/ICES	CONSTRUCTION	ON (If Applicable)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND				rform of''	ourrent f		
			n Engines	[X] Check if project pe			at Tracachille.	
e.	Project Manager/EOR contracted to general Verification Matrix (RTVM). Responsible for the 54th Ave. N. Also executed the removal and report work. Project also included paved shoulder to the second s	e installation of the RS lacement of an ITS sys	SS at the notes tem compo	orthbound and south onents that are impac	bound ra ted by the	mps from 38 th Design-Build	h Ave. N. and d Firm's scope	

		F KEY PERSONNEL PROPOSE complete one Section E for each k		Т				
	NAME Thomas Liu, P.E.	13. ROLE IN THIS CONTRACT Project Engineering Environmental Perm	and	a. TOTAL 23	YEARS EXPERIENCE b. WITH CURRENT FIRM 12			
	FIRM NAME AND LOCATION (City and State) Lighthouse Engineering, Inc., Safety Harbor, FL			<u> </u>				
16.	EDUCATION (DEGREE AND SPECIALIZATION) .C.E./1994/Civil Engineering		RRENT PROFESSIONAL R sional Engineer: Florida, 20		N (STATE AND DISCIPLINE)			
	18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) FDOT Training: Project Management, Drainage, HY-8, AdICPR, HydroCAD, erosion control, Advanced Traffic Control, Specifications, Electronic Submittals							
		19. RELEVANT PROJEC		(0) VEAD 001	IDI ETED			
	(1) TITLE AND LOCATION (City and State) FDOT District 7 – Withlacoochee Trail fro Marion County Line – Citrus County, FL	om Hernando County Line to	PROFESSIONAL SEF	(2) YEAR COM	CONSTRUCTION (If Applicable)			
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND	SPECIFIC ROLE	[X] Check if project r	performed with	current firm			
u.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Engineer responsible for roadway design, drainage analysis, signing and pavement marking, and Temporary Traffic Control P for this rehabilitation project. Also provided necessary documentation for the procurement and installation of the signalization and system devices							
	(1) TITLE AND LOCATION (City and State)			(2) YEAR COM	1PLETED			
	FDOT District 7 - Sidewalk Gap at various lo	ocation – Pinellas County	PROFESSIONAL SEF	RVICES	CONSTRUCTION (If Applicable)			
b.		st and Westside of S.R of S.R. 586 (Curlew Rd.	[x] Check if project performed with current firm and Westside of S.R. 686 (Roosevelt Blvd.) – from S.R. 586 (Curlew Rd.) from Bayshore Blvd. to Cardinal rk Blvd.) from 40th Street North to U.S. 19.					
	(1) TITLE AND LOCATION (City and State)			(2) YEAR COM				
	City of Pinellas Park – Curb Cuts – Various	Locations	PROFESSIONAL SEF	RVICES	CONSTRUCTION (If Applicable)			
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND Project Engineer for the removal of existing drivremoval begins just east of 63 rd Street North and that were removed, and sidewalk constructed to rwere removed. There are a total of 11 driveways	veways at various locations alor ends just east of 54 th Street Nor meet ADA Standards. A propos	th. Sod will be propose ed curb will also be con- ength is approximately 0	or the City of d at the exist structed whe on miles.	Pinellas Park. Driveway ling driveway pavements re the existing driveways			
	(1) TITLE AND LOCATION (City and State) US 41/ SR45/S. 50 th St from Denver St. to County, FL	N. of 27 th Ave. S., Pinellas	PROFESSIONAL SEF	(2) YEAR COM	IPLETED CONSTRUCTION (If Applicable)			
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND	SPECIFIC ROLE	[X] Chook if project	nerformed with	current firm			
u.		cludes milling and resurfacing,	upgrading curb ramps	[X] Check if project performed with current firm upgrading curb ramps to meet ADA standards, utility and lighting.				
	(1) TITLE AND LOCATION (City and State)			(2) YEAR COM	1PLETED			
	I-275 / SR 93 Bus on Shoulder from Alt US 19 Gandy Blvd. – Pinellas County FL *AWARD		PROFESSIONAL SEF 2019-2021		CONSTRUCTION (If Applicable)			
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND	SPECIFIC ROLE	[X] Check if project po	erformed with c	current firm			
	Project Engineer contracted to generate the P Matrix (RTVM). Responsible for the installation Also executed the removal and replacement of Project also included paved shoulder widening	Project System Engineering Pla of the RSS at the northbound an ITS system components the	an (PSEMP) and the Ro and southbound ramp at are impacted by the age, signing and paver	equirement ⁻ s from 38 th <i>A</i> Design-Buil nent markin	Traceability Verification Ave. N. and 54 th Ave. N. Id Firm's scope of work. gs, and lighting.			
			S	I ANDARD F	ORM 330 (6/2004) PAGE 2			

		F KEY PERSONNEL PRO Complete one Section E for			•			
	NAME	13. ROLE IN THIS CONTR	ACT			. YEARS EXPERIENCE		
	Frank. Foran, P.E.	Project Manage	er		a. TOTAL	b. WITH CURRENT FIRM		
15.	FIRM NAME AND LOCATION (City and State)							
	Lighthouse Engineering, Inc. Safety Harbor, FL		47 OUDD	THE PROFESSIONAL PE	CIOTRATIO	AND DIOCIDIANE		
16.	EDUCATION (DEGREE AND SPECIALIZATION)		17. CURRE	ENT PROFESSIONAL RE	GISTRATIC	ON (STATE AND DISCIPLINE)		
	B.S.C.E. / Civil Engineering		Professio	nal Engineer: Florida	a. #11635			
				y	,			
18.	OTHER PROFESSIONAL QUALIFICATIONS (Publications Affiliations: Florida Engineering Society, American Soci			y of Uighway Engineers				
	Allillations. Florida Engineering Society, American Soci	lety of Civil Engineers, Ameri	ican societ	y of Flighway Engineers				
	(1) TITLE AND LOCATION (City and State)	19. RELEVANT PR	OJECTS	(2) YEAR CO	MPI FTFD		
	FDOT District 7 – Withlacoochee Trail from	om Hernando County L	ine to	PROFESSIONAL SERV	<i>'</i>	CONSTRUCTION (If Applicable)		
	Marion County Line - Citrus County, FL			2020				
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND			[X] Check if project pe				
	QC Manager responsible for roadway design							
	for this rehabilitation project. Also provided necessary documentation for the procurement and installation of the signalization and				the signalization and 115			
	system devices.							
	(1) TITLE AND LOCATION (City and State)) YEAR CO			
	City of Clearwater, FL – Bayshore Blvd – Urban Multi Use Trail		PROFESSIONAL SERV	/ICES	CONSTRUCTION (If Applicable)			
				2015				
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			[X] Check if project perf	formed with	current firm		
	QC Manager for the design of a new 10 foot wide multi-use path on the east sic		1					
	required with a full SWFWMD ERP and US Army Core of Engineering Nationwide #14 permits.							
	'	3 3		'				
	(1) TITLE AND LOCATION (City and State)			(2) YEAR CO	MPLETED		
	Tampa Hillsborough Expressway Authority	, Selmon Greenway – T	ampa,	PROFESSIONAL SERV		CONSTRUCTION (If Applicable)		
	FL	-		2013				
	(a) PRISE RECORDED ON (2.4							
C.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		[X] Check if project per					
	QC Manager for design, permitting, construction and performing all other services necessary for a 15' on average (12' to 24' in some locations)							
	multi-use trail to connect the City of Tampa's River Walk in the vicinity of Ashley Drive to the vicinity of 10th Street.							
	(1) TITLE AND LOCATION (City and State) US 41/ SR45/S. 50th St from Denver St. to N.	of 27th Ava S Dinalla	c	(2 PROFESSIONAL SERV	YEAR CO	MPLETED CONSTRUCTION (If Applicable)		
	County, FL	. 01 21" Ave. 3., Pillella	5		/ICLS	CONSTRUCTION (II Applicable)		
	County, 1 L			2021				
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND	SPECIFIC ROLE		[X] Check if project performed with current firm				
	QC Manager for the 3R project that includes milling and resurfacing, upgrading			curb ramps to meet	ADA star	ndards, utility coordination,		
signing and pavement markings, signalization, traffic studies and lighting.						,		
	(1) TITLE AND LOCATION (City and State)			(2) YEAR CO	MPLETED		
	City of Tampa General Engineering Se	ervices – Howard and I	Dekle	PROFESSIONAL SERV		CONSTRUCTION (If Applicable)		
	Ave. Tampa, FL			2020				
	(2) PRIFE DESCRIPTION (2)	S S S S S S S S S S S S S S S S S S S						
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND			[X] Check if project pe				
	QC Manager for the redesign of an existing in							
	DeSoto/Dekle. The design included public inve	orvernent, utility relocatio	ıı, ıuauwa	ay uesiyii, anu siyiin	y anu pav	emeni markings.		

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

21. TITLE AND LOCATION (City and State)			22. YEAR COMPLETED		
narpor bay Community Development District, Apollo Beach FL			PROFESSIONAL SERVICES ongoing		CONSTRUCTION (If applicable)
23. PROJECT OWNER'S INFORMATION					
a.	PROJECT OWNER Harbor Bay Community Development District	b. POINT OF CONTACT NAME Jordan Lansford		c. POINT OF CONUMBER 813-7	ONTACT TELEPHONE 728-6062

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Harbor Bay Community Development District consists of approximately 764 acres of mostly seaside properties which include town homes, villas, and single family homes. The community has 27 detention ponds, recreational facilities, three amenity centers, multiple playgrounds and parks; and the Mira Bay club which consists of a clubhouse, resort and lap pools, wading pools, grills and picnic area, sand volleyball court, boat docks and lifts, and a playground. As the District Engineers we are responsible for all of the engineering needs of the community. This includes all inspections, permitting, dock and lift applications, drainage reports and plans, community upkeep, seawall inspections, traffic reports with regards to MUTCD standards, and correspondence with the residents. As the GEC for the CDD we routinely interact with the board and provide reports, evaluation, and financial guidance for current and future needs of the community.

	25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT							
a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant					
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE					
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE					
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE					
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE					
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE					

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED		
BayShore Boulevard – Urban Multi-Use Trail City of Clearwater, FL	PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable)	

23. PROJECT OWNER'S INFORMATION

a. Pl	ROJECT OWNER	b.	POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Ci	ity of Clearwater		Leroy chin	727-562-4856
				·

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The project scope was for the design of a new multi-use path along the east side of Bayshore Boulevard with boardwalk and asphalt path from the Ream Wilson Trail to SR 60. The project included the removal and replacement of the existing sidewalk within the project limits and provided a new 10 foot wide multi-use path. It also required drainage design necessary to reroute drainage flow into an existing inlet which was located in the area that is not desirable, to a modified or new inlet that did not impede the physical travel lane. It also required addressing the sidewalk profile to raise the existing profile of the sidewalk and ensure positive stormwater conveyance into the existing open drainage system.

LHE provided contract administration, design, drainage improvements, erosion control, drainage studies, permitting mitigation impacts, management services, utility coordination, construction engineering inspection services, and quality acceptance reviews of all work associated with the development and preparation of the contract plans and construction of the improvements. Project cost was 1 million dollars.



Before



After

	25. FIRMS FROM SECTION CINVOLVED WITH THIS PROJECT						
a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant				
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE				
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE				
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE				
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE				
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE				

FIDMO FROM OFOTION O INVOLVED WITH THE BROJECT

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S 20. EXAMPLE PROJECT KEY QUALIFICATIONS FOR THIS CONTRACT NUMBER (Present as many projects as requested by the agency, or 10 projects, if not specified. 3 Complete one Section F for each project.) Contract # E7R25 21. TITLE AND LOCATION (City and State) 22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) FDOT District 7 - Withlacoochee Trail from Hernando County Line to Marion County Line 2020 Citrus County - Florida 23. PROJECT OWNER'S INFORMATION PROJECT OWNER POINT OF CONTACT NAME c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6272 **FDOT District 7** Kevin Lee PF

The Withlacoochee State Trail is a shared use path that connects Pasco, Hernando and Citrus Counties. This trail is 46 miles long. The improvements proposed consisted of rehabilitating segment of the Trail that were experiencing pavement failure. Parts of the existing trail were raised approximately 1.5 to 3 inches to above existing grade to minimize standing water. Signing and pavement markings along with the installation of Rectangular Rapid Flashing Beacon (RRFB) was installed for pedestrian safety at the trail crossing at CR 48 East Orange Avenue.

Responsible for the coordination of survey, geotechnical investigation, design, preparation of all documentation related to the acquisition of all permits not acquired by the Department, maintenance of traffic, demolition, and construction on or before the Project completion date, and utility relocations.

Also responsible for the compliance with Design and Construction Criteria regarding survey, design, construction, and maintenance of traffic during construction, project management, scheduling, and coordination with other agencies and entities such as state and local government, utilities and public.

(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant	
(1)FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE	
(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE	
(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE	
(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE	
(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE	

^{24.} BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S 20. EXAMPLE PROJECT KEY QUALIFICATIONS FOR THIS CONTRACT NUMBER (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.) 21717 21. TITLE AND LOCATION (City and State) 22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) US 41 / SR 45/ S. 50th St. from Denver St to N. of 27th Ave. S. 2021 Hillsborough, Florida 23. PROJECT OWNER'S INFORMATION PROJECT OWNER POINT OF CONTACT NAME POINT OF CONTACT TELEPHONE

NUMBER

813-975-6176

Pia Cormier

FDOT District 7

US 41/SR 45/S. 50th St., from Denver St. to north of 27th Ave. S., is classified as an urban principal arterial on the State Highway System with a context classification designated as C3C -Suburban Commercial roadway. Cracking was identified throughout the existing roadway. To extend the life of the existing pavement, the proposal called for the milling and resurfacing of US 41 from Denver St. to north of 27th Ave. S. for a total project length of 1.100 miles. The project also included upgrading curb ramps to meet current ADA standards and perform general safety modification works. There was an existing railroad crossing at US 41 that required coordination through the District Rail Office.

Due to heavy truck traffic and narrow outside thru lane width of the roadway, the existing curb and gutter inlet tops were damaged. Structurally deficient drainage structures were evaluated for repair and/or replacement throughout the project limits.

LHE prepared contract documents including plans, specification, supporting engineering analysis, calculation and other technical documents.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

а.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Prime Consultant
b.	(1) FIRM NAME Bala Consulting Services, LLC	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Signing and pavement markings
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

^{24.} BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

21. TITLE AND LOCATION (City and State) 1 – 275 / SR 93 Bus on Shoulder from ALT US 19 / SR 595 / 5 th Ave N. to SR 694 / Gandy Blvd. Pinellas County, Florida 22. YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION (If applicable)		!	1
1 – 2/5/ SR 93 BUS OF SHOULDER HOTH ALT US 197 SR 595/ 5" AVE IV. 10 SR 694/ Garldy BIVG.	21. TITLE AND LOCATION (City and State)	22. YEAR	COMPLETED
	1 – 2757 SK 93 Bus on Shoulder from ALT US 197 SK 59575" Ave N. to SK 6947 Garidy Biva.		CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PR	ROJECT OWNER	b.		c. POINT OF CONTACT TELEPHONE NUMBER
FD	OT District 7		Craig Fox, P.E.	813-975-6082

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

I-275/SR93 (from Alt. US19/SR595/5th Ave. N. to SR694/Gandy Blvd.) is an Urban Principal Arterial Interstate. Located in Pinellas County, the project corridor is a northbound and southbound interstate with existing three (3) 12-foot travel lanes in each direction, 12 foot outside shoulder, and 8 foot (median) inside shoulder. The total project length was 5.203 miles.

Due to increasing public demand for transit ridership, the Department partnered with Pinellas Suncoast Transit Authority (PSTA) to implement the I-275 Bus on Shoulder Pilot Project which consisted of widening and resurfacing the northbound and southbound outside paved shoulder of I-275 (from Alt. US19/SR595/5th Ave. N. to SR694/Gandy Blvd.) from 10 feet to 12 feet. The shoulder widening will allow for transit vehicles to travel along the shoulder when traffic congestions slowed down the travel lanes to 35 mph. The existing three (3) 12-foot travel lanes were maintained along the northbound and southbound of I-275.

Project improvements consisted of shoulder milling/resurfacing, and shoulder widening. Existing drainage structures, pavement markings, signs, guardrail, lighting, and other features impacted by the project were replaced or relocated. Furthermore, side slopes affected by the shoulder widening were regraded and stabilized.

This was a roadway milling and resurfacing project which included pavement evaluation, mainline cross slope correction, and utility coordination. Signing and pavement marking design, specifications and cost estimating were also included. Project cost was 5 million dollars.





FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	Lighthouse Engineering Inc	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b.		(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S 20. EXAMPLE PROJECT KEY QUALIFICATIONS FOR THIS CONTRACT NUMBER (Present as many projects as requested by the agency, or 10 projects, if not specified. 6 Complete one Section F for each project.) 21. TITLE AND LOCATION (City and State) 22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) FDOT District 7 - SR 39 from County Line to Bay Ave. Pasco County - Florida 23. PROJECT OWNER'S INFORMATION PROJECT OWNER POINT OF CONTACT NAME c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6176 FDOT District 7 Pia Cormier

The purpose of this RRR project was to preserve and extend the life of the existing pavement and perform general safety modification work. It included design of keyhole widening, cross slope correction, milling and resurfacing, signing and pavement markings, utility coordination, and permitting from SR 39 (Paul S. Buchman Hwy.) from Hillsborough County Line to South of Bay Ave. The segment of SR39 is classified as an urban principal arterial roadway with two typical sections. The first section consists of two lane undivided with 12' wide travel lanes, 8" wide shoulder (5' paved with bike lanes), and ditches on both sides. The second section is a two-lane divided with 12' wide travel lanes, 12' paved median, 8' shoulder (5' paved with bike lanes) and ditches on both sides. The project limit is from milepost 0.000 to milepost 0.679.

LHE provided drainage plans to accomplish the following goals:

- *Identify existing drainage issues and provide the most cost-effective solutions.
- *Enhance the safety level of the drainage structures
- * Replace or repair structurally deficient drainage structures
- *Ensure existing drainage features were not adversely impacted by the project
- *Desilt all storm drain/side drain/cross drainpipes within the project limits.

	25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT							
a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant					
b	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE					
C.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE					
d	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE					
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE					
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE					

^{24.} BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

7

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED		
City of Tampa – mines and Azeele Signal Improvements	PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable)	

23. PROJECT OWNER'S INFORMATION

a.	PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
	City of Tampa	Vik Bhide	813-274-3101

^{24.} BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The project scope was for the design of signal and ADA upgrades of the subject intersection. The project included new pedestrian countdown signals, sidewalk, roadway improvements, and mast arms. Additional elements included public involvement, utility relocation, signing and pavement marking, and all project management to complete the design.

Our scope of services included the following tasks:

- * The design accommodated 4 legs of the intersection. Survey was required.
- * Survey included all utilities above and below ground as well as all other above ground entities.
- * Underground utilities were located via Subsurface Utility Engineering (SUE) in the vicinity of proposed pole foundation.
- * Geotechnical services were required for mast arm pole.
- * The limits of the project were milled and resurfaced to remove conflicting pavement markings.
- * Himes was crowned to remove the "bump" both north and south of Azeele and to drain to the inlets in all four corners of the intersection.
- * Data collection including traffic data and count information, sewer, water, storm sewer data, other planned projects in the vicinity, and all utilities
- * Field Review and Analysis of project site conditions.
- * Design Survey/SUE/Utility Coordination
- * Design and Construction Plan Preparation
- * Quality Assurance / Quality Review

Project cost was \$200,000.



Before



After

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

8

Contract #14-D-560

21. TITLE AND LOCATION (City and State)

22. YEAR COMPLETED

City of Tampa General Engineering Services – Palm Ave Tampa, Florida

City of Tampa, Florida

Construction (If applicable)

23. PROJECT OWNER'S INFORMATION

a.	PROJECT OWNER City of Tampa	b. POINT OF CONTACT NAME Milton Martinez, P.E.	C.	POINT OF CONTACT TELEPHONE NUMBER
				813-274-8998

^{24.} BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The project scope included upgrades to the ADA facilities along Palm Ave (between Nuccio and 19th Ave), add detectable warnings surfaces, and/or reconstruct ADA ramps with modifications to the median to allow pedestrians to cross at mid-block locations. Design also included RRFB's for pedestrian mid-block crossings along Palm Ave. at 17th and North 19. We also provided utility coordination and project management services necessary to complete the design.

Project Cost was \$100,000.





FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

, , , , , , , , , , , , , , , , , , ,			
21. TITLE AND LOCATION (City and State)	22. YEAR	COMPLETED	
City of Tampa General Engineering Services – Howard Ave at Dekle / DeSoto Ave. Tampa, Florida	PROFESSIONAL SERVICES 2020	CONSTRUCTION (If applicable)	
23. PROJECT OWNER'S INFORMATION			

a. PROJECT OWNER b. POINT OF CONTACT NAME c. POINT OF CO Milton Martinez, P.E.	ONTACT TELEPHONE NUMBER
--	-------------------------

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The project scope was for the redesign of the existing intersection that will accommodate the realignment of the intersection at Howard Ave. and DeSoto/Dekle Ave. The design included public involvement, utility relocation, roadway design, signing and pavement marking, and all project management to complete the design. Tasks to complete this project included the following:

- *Update the design and concept plan to accommodate the additional parking spaces south on Dekle Ave. Additional meetings were required to gain the approval of the concept plan by the City and other design firms involved in the corridor study of the project area.
- * Landscape and Irrigation plan for the green space between Dekle and De Soto.
- * Obtained additional survey south on Dekle for the additional parking spaces.
- * Provided utility coordination for the relocation of existing utilities within the project area as required as part of the new intersection configuration
- * Provided a set of construction documents based on the concept plans.
- * Provided construction phasing as part of the MOT

LHE provided utility coordination, design and construction plan preparation, pedestrian ramp/crosswalk design, design review, construction plans, quality assurance / quality review; as well as attended all field and coordination meetings. Project Cost was \$500,000.



Before

	25. FIRMS FROM SECTION CINVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

FIDMO FROM CECTION O INVOLVED WITH THE PROJECT

After

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S 20. EXAMPLE PROJECT KEY QUALIFICATIONS FOR THIS CONTRACT NUMBER (Present as many projects as requested by the agency, or 10 projects, if not specified. 10 Complete one Section F for each project.) 22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) Meadow Pointe II Community Development District (CDD) General Engineering Consultant (GEC) - Wesley 2021 Chapel, Florida 23. PROJECT OWNER'S INFORMATION PROJECT OWNER POINT OF CONTACT NAME c. POINT OF CONTACT TELEPHONE NUMBER 813-991-1116 X105 Meadow Pointe II CDD Bob Nanni

LHE was the general engineering consultant for this CDD community which contains 108 ponds, is home to almost 3500 residents and has almost 75 miles of roads. Over a 12-year period, LHE was tasked to produce pavement evaluations, pond evaluations and evaluations of all of the existing facilities that included the 2500 SF club house, pool, multipurpose courts and all of their existing wholly owned and operated infrastructure. LHE was also tasked with the tree removal and replanting within the communities. As the GEC for the CDD we routinely interacted with the board and provided reports, evaluation, and financial guidance for current and future needs of the community. We were engaged in the reissuance of bonds for the CDD that totaled more than ten million dollars and were intended to upgrade the existing infrastructure and produce monies for future expansion of the community facilities. As the GEC for the CDD we were responsible to the CDD for all its engineering needs.

The project consisted of the milling and resurfacing of the existing roadway within eleven sub-divisions of Meadow Point II CDD including the clubhouse. The communities included are listed below:

- Charlesworth
 Colehaven
 Covina Key
 Glenham
 Vermillion
 Wrencrest
- Lettingwell

The scope included the following requirements:

- 1. Mobilization
- 2. Maintenance of traffic
- 3. Prevent asphalt and/or debris from entering existing inlets during construction
- 4. Mill existing asphalt pavement
- 5. Resurface the milled roadway with asphalt
- 6. Pavement restriping
- 7. Clean up site

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

^{24.} BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS 28. EXAMPLE PROJECTS LISTED IN SECTION F 26. NAMES OF KEY 27. ROLE IN THIS (Fill in "Example Projects Key" section below before completing PERSONNEL CONTRACT table. Place "X" under project key number for (From Section E, (From Section E, participation in same or similar role.) Block 13) Block 12) 2 3 1 7 9 10 4 5 6 Brad Foran, P.E. Project Manager X X X X X X X X X X QA/QC Manager Frank Foran, P.E. X X X X X X X X X Project Engineer, Environmental Thomas Liu, P.E. X X X X X X X X X X Permitting

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Harbor Bay Community Development District	6	FDOT District 7 – SR 39
2	City of Clearwater Bayshore Trail	7	City of Tampa – Himes and Azeele Signal Improvements
3	FDOT District 7 – Withlacoochee Trail	8	City of Tampa – Palm Ave Improvements
4	Pinellas County – US 41	9	City of Tampa – Howard Ave-Dekle Ave-De Soto Ave Improvements
5	Pinellas County – I-275 Bus on Shoulder	10	Meadow Pointe II Community Development District

LHE's strong local presence in the Tampa Bay area is supported by local professionals with a spectrum of expertise, enabling us to provide our clients with the most effective project solutions on time and under budget.

Introduction: The Lighthouse Engineering Team

Founded in 2006, LIGHTHOUSE ENGINEERING, INC. is a multi-disciplinary engineering firm located in Pinellas County and is a <u>Certified Statewide</u> SBE and Small Local Business Enterprise (SLBE).

Over the past 18 years, Lighthouse Engineering (LHE) has advanced the concept of providing a total package of engineering services to public and

private clients. We maintain a broad spectrum of expertise, including our primary service areas:

- Roadway Transportation Design, Planning
- Permitting
- Site/Civil Engineering and Planning
- Traffic Engineering
- Signing and Marking Design
- Signalization Design
- Lighting



This diversity enables our organization to offer a unified "in-house" team approach composed of highly skilled and experienced professionals in a variety of specialties. The result is high-quality consulting services provided in a professional and timely manner. The advantage to selecting LHE is that our engineers are diverse and multi-disciplined. As a small business, this is a unique advantage as we can service a project with as few as three professionals and deliver the project to you. By keeping the project team small, compact, and efficient, LHE can service this contract and provide immense value to the Hidden Creek North Community Development District. Logically, the Hidden Creek North CDD should see that when three multi-discipline engineers work together, the project is much more manageable when compared to the engineering team than the larger corporations need to finish this project.

Even though we have a small staff, we have combined experience of over 100 years in the design of roadway transportation design, water, sewer, drainage, intersection improvements, permitting and other similar types of designs normally required by CDDs. We are familiar with and are experienced in design, construction inspection, project administration, and general civil support for any project that the CDD may undertake. We have designed, permitted, and performed construction phase services for hundreds of projects ranging from the most complex Interstate highways to projects as small as local traffic calming, park design or small parking lot additions.

Local Knowledge

LHE has on staff several professionals who have a great deal of experience in roadway design. Previous staff experience was obtained on City projects such as the Intersection Improvement Project for Dale Mabry and Kennedy Blvd, Himes and Azeele Signal upgrades, Palm Ave Improvements, and Intersection Improvement Project for Fowler Avenue and 50th Street. In

In the past 17 years, LHE has completed over 70 roadway projects, solidifying an expertise that reduces project risk for our clients.

addition, our staff has extensive local experience in roadway, storm water and utility design projects for clients such as Hillsborough County, Pasco County, and the Florida Department of Transportation (FDOT), District Seven; as well as many private clients including Meadow Pointe II Community Development District (CDD), Harbor Bay Community Development District, Asturia Community Development District, Parkview at Long Lake Ranch Community Development District, Lakeside Plantation Community Development District, Union Park East Community Development District, and Lakeside Community Development District.

Accelerated Schedules Resulting from Permitting Expertise

Our project staff knows the pitfalls that delay permitting and how to avoid them from both a design and timing standpoint. Because of our competence and speed in obtaining permitting from Southwest Florida Water Management District (SWFWMD) and the US Army Corps of Engineers (USACE), and proactive coordination with the various utility companies in the area, we are able to accelerate project plans and production schedules.

Comprehensive Transportation Expertise Provided by Local Professionals

LHE has assembled a qualified team of professionals with extensive transportation engineering experience. Our combined team of multi-disciplined personnel specifically designated for this project is highly skilled in the areas of roadway and drainage design as well as utility conflict avoidance, coordination, and permitting. Including support staff, the LHE Tampa Bay area office currently has 5 full time employees. Our team has relationships and workflow processes that are established within the group to efficiently complete work and deliver quality products to the Hidden Creek North Community Development District.

Capability and Ability to Deliver Project

We have a seasoned design team that is more than capable of delivering all the necessary components of a project and routinely handle larger scale projects with high dollar values. Our Project Manager completed an FDOT project in Pinellas County within the City of Tarpon Springs whereby the City will be reborn with a downtown revitalization of new sidewalk, utilities, lighting and upgraded pedestrian features. This project was placed on an accelerated schedule and involved more than seven local utilities. The utility work alone took almost a year to complete and the total cost of this exceeds more than 17 million dollars. We have the business tools, necessary design team, proper computer technology and a seasoned staff who are excited at the opportunity to serve the Hidden Creek North Community Development District.

Exceptional Staff Competence from Continued Training and Education

LHE is committed to ensuring that every staff member affecting product quality is fully competent to perform their assigned tasks. All personnel assigned to production have recent experience in their respective areas of responsibility. Competency is established through education, training, experience, and demonstration of skills.

Continuing education of our technical and professional staff is strongly encouraged. Many of our employees are enrolled in continuing education seminars and conferences offered by FDOT and other professional associations. Examples of these courses include the FDOT Project Management Course, Quality Assurance/Quality Control Training, FDOT Project Engineer Training, Traffic Control Zone Certification, Cost Estimating, and Long-Range Estimates Systems. Many of our engineers attend national seminars, where a variety of engineering trends and innovations are presented. Keeping up to date with the latest technology and management solutions allows us to provide more value to our clients.

Proposed LHE Staff Members

The **accompanying resumes in Section E** present proposed staff members and their education, years of experience, role on this proposed contract, and specialized experience. The following paragraphs illustrate highlights of the qualifications and experience of our proposed project management team and key staff:

Project Manager

Brad Foran, P.E., has a long history of working with both State and Local agencies and has helped many Cities, CDDs and Counties achieve their capital work programs. He was the Project Manager for the State's rehabilitation project in Tarpon Springs where new sidewalk, roadway, water and sewer upgrades as well as streetscaping improvements were constructed. In addition, he served as the Project Manager for the City of Safety Harbor's SR 590 improvements. He also possesses work experience that highlights his knowledge of highway design, permitting, and hydraulic analysis of existing and proposed facilities. He served as project manager and Engineer of Record for the Florida Department of Transportation on design contracts for Districts 1, 2, 3, 4, 6 and 7 and has worked on numerous major and minor roadway restoration projects. He designed the signalization improvement at Himes and Azeele for the City of Tampa and the enhancement project at Howard and Dekle. He is experienced in the evaluation, design, and permitting of existing and proposed facilities through either 3R or New Construction standards. He recently completed the Selmon Greenway Design Build Contract with Tampa-Hillsborough Expressway Authority (THEA) and will be coordinating with the City's TIGER grant project.

His most recent projects have focused on Florida Department of Transportation's 3R criteria and work with local agencies throughout Tampa Bay. These projects have included the complete evaluation of the enhancement projects new design projects criteria including the hydraulic analysis, pavement design, and variance approval for urban and rural projects. He is experienced in taking the design plans to completion and subsequently toward the construction phase of the project. Mr. Foran brings to this project a wealth of experience and has the resources to assign and address design issues, ensure compliance with schedules, and provide a successful contract for the Hidden Creek North CDD. Mr. Foran was the former Florida Engineering Society's (FES) Pinellas Chapter President and was a member of its Board of Directors.

Assistant Project Manager/ Roadway Design / Drainage Design

Thomas Liu, P.E. Mr. Liu has over 20 years of roadway design and drainage experience on City, Florida Department of Transportation, County, and Private Development projects in Florida. Mr. Liu has served as Project Engineer on several projects in the Tampa Bay Area. Mr. Liu's drainage experience includes design of stormwater treatment systems including treatment and attenuation requirements for SWFWMD and SFWMD permits. Mr. Liu also has both design and project management experience in traffic operations (signalization, signing and marking, highway lighting). He has extensive experience in transportation engineering

long-standing have relationship with LHE and have collaborated on multiple jobs together. We can always depend on Brad and his team to be knowledgeable of all design aspects of the project, innovative with their approach, dependable with deadlines and communication, and responsive to any challenges that may arise. When anyone asks for a recommendation for an engineer, I do not hesitate to put them in touch with Brad and Lighthouse."

> Jeff Nelson, President Nelson Construction

including design for rural and urban highways, limited access expressways, and rural and urban interchanges. Technical aspects of design include horizontal and vertical geometry, development of traffic control plans, drainage design, utility conflicts, and permitting. His expertise also includes basin delineation, pond siting reports, inlet locations, pavement drainage, hydraulic calculation for storm sewer networks, cross-drain analysis, stormwater routing, floodplain analysis, water quality, optional culvert material, dredge and fill impacts, coordination with water management agencies for permitting, and formulating technical stormwater reports.

Principal-In-Charge, Quality Assurance/Quality Control

Frank Foran, P.E., LHE's Vice President for Southeast Transportation with oversight responsibility of the Florida operations, is a Highway Design Engineer with more than 40 years of experience in the Tampa Bay Area. He will provide the direction for our Quality Control program out of our Tampa Bay area office located in Safety Harbor. Mr. Foran is certified with the Florida Department of Transportation (FDOT) in the preparation of traffic control plans and has also received training from the Department in cost estimating and long-range estimating systems. In addition to writing Quality Control Plans for various assignments at LHE,

Mr. Foran has performed quality assurance plan reviews for other consulting firms

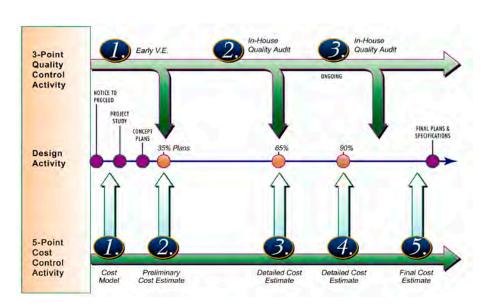
Operations Manager

Mrs. Amy Palmer., LHE's Operations Manager will oversee all administrative work, correspondence, billing and reporting. Amy has over 22 years of experience in Management with much of that in the engineering industry.

Successful Projects Result from Our Quality Assurance

Program Lighthouse

Engineering believes leadership in our industry can be achieved only through quality. Meeting quality goals Lighthouse Engineering means commitment to the full satisfaction of every internal and external client. We continuously improve our management and technical processes in order to meet client requirements the first time, every Every team member of Lighthouse **Engineering** is continuous dedicated to improvement.



LHE Construction Cost and Quality Control Process.

The head of the QA/QC Team for this contract will be Frank Foran. Mr. Foran, P.E. will serve as the Management Representative responsible for implementing and maintaining the quality system and for regularly reporting system, process, or product failures with a view to continually improving the quality system. LHE recognizes that a quality product is the key to the successful performance of a contract, having maintained QA/QC standards and procedures since the company was founded in 2006. LHE has embraced the philosophy of Six Sigma Quality Management, which focuses on constantly monitoring performance and anticipating and preventing future problems by changing processes rather than merely reacting to mistakes. Our Six Sigma Program

is client-and-product focused and is an established part of our corporate culture. The QA Program provides the controls and continuity necessary to perform a project in a defined, systematic manner and includes adequate provisions for changes. Our subcontractors are briefed on this process and fully comply with all procedures.

Customer Centric Focus Yields Repeat Business

The LHE Team understands that adherence to schedule, quality, and budget standards are not the only measures of past performance. We also measure the quality of our services through customer satisfaction and the level of business-like concern for governmental client interests.

We pride ourselves on a reputation for reasonable and cooperative behavior from proposal and initial negotiations through contract modifications and final delivery. The LHE project team members take great pride in both their individual and team record of service for our clients. We recognize that the quality of service provided to a client is directly related to the potential for repeat business.

The number of letters of appreciation, repeat clients, and repeat contracts we have been awarded reflects our product quality and consistent history of preparing innovative and realistic design solutions that are consistently within four (4) percent of the competitive low bid and meet the client's most demanding schedules. Repeat business now constitutes roughly ninety (90) percent of our business.

LHE seeks to continually improve our job performance, quality of products and services, and responsiveness. We have formally interviewed both private and public sector clients to determine how our staff could better fill their needs. We have implemented many of their suggestions and will provide you with a top team of experienced professionals ready to respond to every need.

Recent, Current and Projected Workload

The following information is provided to demonstrate specifically that the LHE team has the personnel and experience to best provide the requested services.

The current workload of LHE will allow us to begin work immediately. Our available design staff can provide more than 250 staff hours per month from our office in Safety Harbor. LHE routinely handles a multitude of projects involving various disciplines. We utilize subconsultants with experience in specialized areas such as SUE, land surveying and mapping, geotechnical engineering, and right of way acquisition, while employing our own engineers in other areas such as CEI, pavement evaluation, asset management, bridge inspection, and structure repairs.

We recently completed several significant projects including a Design-Build Project for FDOT District 1 at SR 789 from Longboat Club Road to SR 64. We are also scheduled to finish a Design-Build Project at SR 25 (US 27) in the next month. Currently, we are working on a Sidewalk Gap Project for FDOT District 7 and a few smaller projects for private clients, which puts our projected workload more than manageable to taking on new clients. We are in the process of finishing up the contract to begin work on TWO 10.2023 for the City of Pinellas Park. This project is for the plan preparation for the elimination of ten abandoned driveway aprons at various locations along Park Boulevard, including FDOT permitting.

Our projected workload falls within the capacity of our staff. As with any firm, our workload is not always constant, but has peaks and valleys. The dedication of our staff enables LHE to meet our clients' goals by working overtime during peaks and improving our technical skills during slower periods. LHE and our entire team will pull together to ensure that we meet the CDD's needs.

	ORIZED REPRESENTATIVE egoing is a statement of facts.
31. SIGNATURE Brally S. Foran	32. DATE 8/20/2025

33. NAME AND TITLE

Bradley S. Foran, P.E., President

b. Non-Federal Work 4. \$500,000 to less than \$1 million 5. \$1 million to less than \$2 million 10. \$50 million or greater 12. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts. a. SIGNATURE B. DATE August 20, 2025 C. NAME AND TITLE	ARCHITECT - ENGINEER QUALIFICATIONS					1. SOLICITATION	NUMBER (If any)			
22 FERN (OR BRANCH OFFICE) NAME Lighthouse Engineering, Inc. 20 STREET 701 Enterprise Road East, Suite 410 22 CITY Safety Harbor 22 CITY Safety Harbor 23 SEPPORT SAFE STATUS SEE POINT OF CONTACT NAME AND TITLE Bradely S. Foran, P.E., President 65 TELEPHONE Number 727-726-7856 36 TELEPHONE Number 727-726-7856 56 EMAIL ADDRESS bforan@lighthouseenginc.com 8 PROFILE OF FIRM (E block 2a is a branch office) 8 PROFILE OF FIRM SEXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST S YEARS (1) Firm (2) STRANCH 12 Civil Engineer 3 W030 W4035 W404S Sewage Collection, Treatment and Disposal 11 11 ANNUAL AVERAGE PROFILESIONAL SERVICES FOR LAST 3 YEARS (1) Sewage Collection, Treatment and Disposal 11 11 ANNUAL AVERAGE PROFILESIONAL SERVICES FOR LAST 3 YEARS (1) Sewage Collection, Treatment and Disposal 11 12 Civil Engineer Total 6 6 6 11 12 Civil Engineer Total 7 Sewage Collection, Treatment and Disposal 11 12 Civil Engineer 11 13 Sewage Collection, Treatment and Disposal 11 14 ANNUAL AVERAGE PROFILESIONAL SERVICES FOR LAST 3 YEARS (1) Sewage Collection, Treatment and Disposal 11 12 Liess than \$100,000 2. \$100,000 bies than \$250,000 3. \$10 million to less than \$50 million 4. \$250,000 bies than \$500,000 3. \$10 million to less than \$50 million 4. \$250,000 bies than \$500,000 3. \$10 million to less than \$50 million 4. \$250,000 bies than \$500,000 3. \$10 million to greate than \$50 million 4. \$250,000 bies than \$500,000 3. \$10 million to greate than \$50 million 4. \$250,000 bies than \$500,000 3. \$10 million to greate than \$50 million 4. \$250,000 bies than \$500,000 3. \$10 million to greate than \$50 million 4. \$250,000 bies than \$500,000 3. \$10 million to greate than \$50 million 4. \$250,000 bies than \$500,000 3. \$10 million to greate than \$50 million 4. \$250,000 bies than \$500,000 3. \$10 million to greate than \$500,000 3. \$10 million to greate than \$50 million 4. \$250,000 bies than \$500,000 3. \$10 million to greate than \$50 million 4. \$250,000 bies than \$500,000 3. \$10 million to greate than \$50 million 4. \$250,000 bies than \$500,000			PART II	- GENERAL	QUALIF					
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			TRESIDE	NT				August 20,	2025	
Program Form 17 - Programs		S. Foran, P.E., President								



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

	atement on this certificate does not								enaol	sement. A	
PRODUCER					CONTACT NAME:						
	Hiscox Inc.				PHONE	r). (888)	202-3007	FAX (A/C, No):			
	5 Concourse Parkway				(A/C, No, Ext): (806) 202-3007 (A/C, No): E-MAIL						
	Suite 2150 Atlanta GA, 30328				ADDRES			DING COVERAGE		NAIC#	
	Aliania GA, 30320				INSURE	112	x Insurance C			10200	
INSU	RED				INSURE						
	LIGHTHOUSE ENGINEERING				INSURE						
	701 enterprise road east				INSURE						
	suite 410 Safety Harbor, FL 34695				INSURE						
	Salety Halbol, F.E. 34093				INSURE						
CO	/ERAGES CER	TIFIC	CATE	NUMBER:				REVISION NUMBER:			
IN CI	IIS IS TO CERTIFY THAT THE POLICIES DICATED. NOTWITHSTANDING ANY RE ERTIFICATE MAY BE ISSUED OR MAY (CLUSIONS AND CONDITIONS OF SUCH	QUIF PERT	REMEI	NT, TERM OR CONDITION THE INSURANCE AFFORDS	OF ANY	CONTRACT	OR OTHER DESCRIBED	OCUMENT WITH RESPEC	TO Y	WHICH THIS	
INSR	TYPE OF INSURANCE	ADDL	SUBR			POLICY EFF (MM/DD/YYYY)		LIMIT	e		
LTR	COMMERCIAL GENERAL LIABILITY	INSD	WVD	POLICY NUMBER		(ININI/UU/YYYY)	(MINI/DD/XXXX)	EACH OCCURRENCE	\$		
	CLAIMS-MADE OCCUR							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$		
	OE WING IN IEE							MED EXP (Any one person)	\$		
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	POLICY PRO- JECT LOC							PRODUCTS - COMP/OP AGG	\$		
	OTHER:								\$		
	AUTOMOBILE LIABILITY							COMBINED SINGLE LIMIT (Ea accident)	\$		
	ANY AUTO							BODILY INJURY (Per person)	\$		
	ALL OWNED SCHEDULED AUTOS							BODILY INJURY (Per accident)	\$		
	HIRED AUTOS NON-OWNED AUTOS							PROPERTY DAMAGE (Per accident)	\$		
									\$		
	UMBRELLA LIAB OCCUR							EACH OCCURRENCE	\$		
	EXCESS LIAB CLAIMS-MADE							AGGREGATE	\$		
	DED RETENTION\$							PER OTH-	\$		
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N							PER OTH- STATUTE ER			
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N/A						E.L. EACH ACCIDENT	\$		
	(Mandatory in NH) If yes, describe under							E.L. DISEASE - EA EMPLOYEE			
	DÉSCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT	\$		
Α	Professional Liability			P100.294.958.9		05/30/2025	05/30/2026	Each Claim: \$ 2,000,000 Aggregate: \$ 2,000,000			
DESC	RIPTION OF OPERATIONS / LOCATIONS / VEHIC	LES (A	ACORD	∍101, Additional Remarks Schedul	le, may be	attached if more	e space is require	ad)			
CERTIFICATE HOLDER					CANC	ELLATION					
					SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.						
					AUTHOR	RIZED REPRESE		Jany Boyd			

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STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

FORAN, BRADLEY SCOTT

701 ENTERPRISE ROAD E
SUITE 410
SAFETY HARBOR FL 34695

LICENSE NUMBER: PE52634

EXPIRATION DATE: FEBRUARY 28, 2025

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STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

LIU, THOMAS

8509 W. HANNA AVE. TAMPA FL 33615

LICENSE NUMBER: PE58258

EXPIRATION DATE: FEBRUARY 28, 2025

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RON DESANTIS GOVERNOR 605 Suwannee Street Tallahassee, FL 32399-0450 JARED W. PERDUE, P.E. SECRETARY

October 23, 2024

Bradley Foran, President LIGHTHOUSE ENGINEERING INC. d/b/a LHE 701 Enterprise Road East, Suite 410 Safety Harbor, Florida 34695

Dear Mr. Foran:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

3.1	Minor Highway Design
3.2	Major Highway Design
3.3	Controlled Access Highway Design
6.3.1 6.3.2	Intelligent Transportation Systems Analysis and Design Intelligent Transportation Systems Implementation
7.1	Signing, Pavement Marking and Channelization
7.2	Lighting
7.3	Signalization

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until <u>June 30, 2025</u>, for contracting purposes.

Approved Rates							
Home Overhead	Facilities Capital Cost of Money	Premium Overtime	Home Direct Expense				
161.48%	6.944%	Reimbursed	0.00%				

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at carliayn.kell@dot.state.fl.us or by phone at 850-414-4597.

Sincerely,

Carliayn Kell

Professional Services Qualification Administrator

hays Kell

3:16:35 PM 1/4/2021

Licensee Details

Licensee Information

Name: LIGHTHOUSE ENGINEERING INC. DBA LHE, INC. (Primary

Name)

Main Address: 701 ENTERPRISE ROAD EAST

SUITE 410

SAFETY HARBOR Florida 34695

County: PINELLAS

License Mailing:

LicenseLocation:

License Information

License Type: Registry
Rank: Registry
License Number: 28576
Status: Current

Licensure Date: **05/15/2009**

Expires:

Special Qualifications Qualification Effective

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Previous On List Next On List Return to List

Events No Name History

Detail by Entity Name

Florida Profit Corporation LIGHTHOUSE ENGINEERING INC.

Filing Information

 Document Number
 P06000152907

 FEI/EIN Number
 20-8032896

 Date Filed
 12/12/2006

State FL

Status ACTIVE

Last Event REINSTATEMENT

Event Date Filed 05/01/2009

Principal Address

701 ENTERPRISE ROAD EAST

SUITE 410

SAFETY HARBOR, FL 34695

Changed: 03/31/2016

Mailing Address

701 ENTERPRISE ROAD EAST

SUITE 410

SAFETY HARBOR, FL 34695

Changed: 03/31/2016

Registered Agent Name & Address

FABRIZIO, SANDRA K, MRS. 701 ENTERPRISE ROAD

SUITE 410

SAFETY HARBOR, FL 34695

Name Changed: 03/07/2014

Address Changed: 03/07/2014

Officer/Director Detail

Name & Address

Title PTD

FORAN, BRADLEY S 65 TURNSTONE DR SAFETY HARBOR, FL 34695

Annual Reports

Report Year	Filed Date
2020	01/22/2020
2021	03/08/2021
2022	03/08/2022

Document Images

03/08/2022 ANNUAL REPORT	View image in PDF format
03/08/2021 ANNUAL REPORT	View image in PDF format
01/22/2020 ANNUAL REPORT	View image in PDF format
01/13/2019 ANNUAL REPORT	View image in PDF format
01/11/2018 ANNUAL REPORT	View image in PDF format
01/13/2017 ANNUAL REPORT	View image in PDF format
01/12/2016 ANNUAL REPORT	View image in PDF format
01/09/2015 ANNUAL REPORT	View image in PDF format
03/07/2014 ANNUAL REPORT	View image in PDF format
02/19/2013 ANNUAL REPORT	View image in PDF format
03/21/2012 ANNUAL REPORT	View image in PDF format
03/21/2011 ANNUAL REPORT	View image in PDF format
03/23/2010 ANNUAL REPORT	View image in PDF format
05/01/2009 REINSTATEMENT	View image in PDF format
08/23/2007 ANNUAL REPORT	View image in PDF format
12/12/2006 Domestic Profit	View image in PDF format

Previous On List Next On List Return to List



Equal Business Opportunity (EBO)

Certification Program

This is to certify that in accordance with City of Tampa Ordinance 2017-28, Chapter 26.5, Equal Business Opportunity Program

Lighthouse Engineering, Inc. DBA LHE

is hereby certified as a

Small Local Business Enterprise (SLBE)

In the following specialty(ies)

Construction-Related Services

The certification is valid from November 20, 2024 to January 15, 2027

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Bertha M. Mitchell, Manager

City of Tampa Equal Business Opportunity



Board of County Commissioners Economic Development Department Minority and Disadvantaged Business Development

Small Business Registration

Lighthouse Engineering, Inc. DBA LHE

HC-1873/23

Valid from December 11, 2023 - March 2, 2026

Approved Lines of Business:

Engineering - Civil, Construction-Related Services

Theresa Kempa, Manager, MCA Minority & Small Business Enterprises Division



The City of St. Petersburg Small Business Enterprise (SBE)

This certificate is awarded to <u>Lighthouse Engineering, Inc. DBA LHE</u>

Certification Number: 141280
This certificate is applicable in

NIGP 925: Engineering Services, Professional NIGP 92517: Civil Engineering, The City of St. Petersburg

Certified: April 3, 2025 Expires: April 3, 2028

Kourey Hendryx-Bell, J.D. Manager, Office of Supplier Diversity (727) 893-7226 Kourey.Hendryx-Bell@stpete.org In accordance with the City of St. Petersburg's Small Business. Enterprise Ordinance #789-G, your business is certified as a Small Business Enterprise by the City of St. Petersburg. You will need to show proof of your new Occupational License each year, as well as renew your certification with this agency every three years. If at anytime the composition of the SBE status of your firm changes, you need to complete another SBE affidavit. The City of St. Petersburg Government reserves the right to terminate or cancel this certification at anytime when it is found that the composition of the Organization has changed and no longer meets the definition established for SBE certification.



Small Business Enterprise Certification

Lighthouse Engineering Inc.

Federal ID #20-8032896

Services Provided: Architect-Engineer & Other Professional Design Services; Consulting Services

Valid from 04/25/2025 to 04/24/2026

<u> Donna L. Casey</u> SBE & Contracts Manager

Please note this certificate is valid only with Port Tampa Bay.

It is not reciprocal with the City of Tampa or Hillsborough County and may not be reciprocal with any other local governmental agency.

Member since 2022

Tab 3

Hidden Creek North

Landscape Inspection Report



August 08, 2025
Rizzetta & Company
Amiee Brodeen – Landscape Specialist
Landscape Inspection Services



Summary, Hidden Creek Blvd

General Updates, Recent & Upcoming Maintenance Events.

- Overall, the property contains weedy growth, but it remains manageable as long as it is addressed promptly.
- > Please continue edging the beds to maintain defined boundaries before they become overgrown.

The following are action items for Juniper Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. Red text indicates deficient from previous report. Bold Red text indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation. Orange text represents Staff and bold, black, underlined represents questions or information for the BOS.

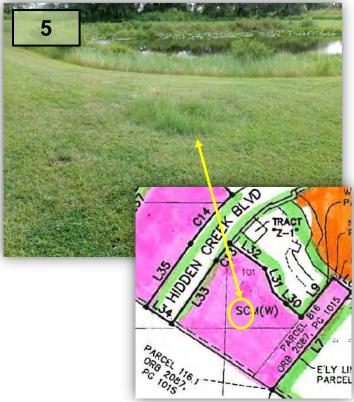
Behind the Hidden Creek sign, there appears to be a frame. Could you confirm whether this is needed for any purpose, or if it can be removed and discarded?

(Pic 1)



- Chamberbitter weeds are beginning to germinate in the front median beds. I recommend addressing this now before they disperse seeds. In early spring, apply a preemergent to help prevent recurrence.
- 3. There is a broken dripline in the front median bed beneath the Shillings Holly. Please repair this as soon as possible.
- At the next detailing event, please ensure all palm fronds are pruned to maintain the 15foot clearance specified in the scope of services.

5. There is a sewer grate area that requires line trimming during each mowing event. Moving forward, please ensure the crews consistently maintain this area. (Pic 5)



- 6. Please have the crews line-trim the pond edges, ensuring an additional 2–3 feet (in some areas) of trimming where it is currently lacking.
- Ensure the crews remove all Spanish moss up to 12 feet in all green space areas, and up to 15 feet above all walkways.



Hidden Creek Blvd, Daisy Meadow Loop

8. The muhly grass bed surrounding the electrical box on Hidden Creek is showing signs of powdery mildew. When treating powdery mildew on grasses, use a tank sprayer to apply a neem oil and water solution, ensuring full coverage of the affected area. (Pic 8)



9. The ponds near the front entrance on Hidden Creek may have been treated recently; however, I am still observing a layer of scum on the water's surface. (Pic 9)



10. During the next mowing event, please have the crews trim these shrubs back from the sidewalk, maintaining at least a 3-foot clearance from their current position. (Pic 10>) 11. The Juniper irrigation specialist was on site addressing various areas. This area is on the corner of Hidden Creek and Daisy Meadow Loop, could you confirm whether this area was repaired or at least evaluated during that visit? (Pic 11)



- 12. Please remind the crews to line-trim around all irrigation boxes and to mulch over any large turf debris. (Pic 12>)
- 13. During both my inspection and last month's inspection, the fakahatchee grasses were addressed. Could you confirm whether these grasses have been fully treated or if a resolution has been implemented?





Daisy Meadow Loop, Castle Ridge Rd,

14. This live oak was included as a proposal in last month's report. Has a formal proposal been prepared? In the meantime, please have the crew adjust the timbers to improve the appearance until the replacement tree is installed, as the current condition is unsightly. (Pic 14)





- 15. This is becoming a recurring issue in all fakahatchee beds. Have the fakahatchee grasses been treated yet? Also, please ensure the crews are reminded not to blow turf debris into the tree rings. (Pic 15>)
- 16. There are large areas of turf dieback on the east side of Castle Ridge. Please inspect for pests and evaluate the irrigation system before proceeding with any additional corrective measures.

17. On Castle Ridge Rd, the plumbago's are beginning to show signs of dieback. Please have the crews prune any dead limbs and continue to monitor the plants for further decline. (Pic 17)



- 18. On the corner of Daisy Meadow Loop and Castle Ridge Road, the turf was mowed but the grass clippings were left behind in clumps. In smaller areas like this, the clippings should be collected and removed to maintain a clean appearance. (Pic 18a>, 18b>)
- 19. Please schedule a visit to trim the Sabal palms, focusing particularly on those in the Castle Ridge Road median. When trimming, ensure palm fronds are cut no higher than the "9 o'clock to 3 o'clock" position, in accordance with the contract specifications.





Daisy Meadow Loop, Castle Ridge Rd, Eiland Blvd

20. There is a concrete block on the west ROW of Castle Ridge Road that previously had a sign attached; however, the sign is no longer present. Please remove the block, and the District Manager can coordinate with the city for replacement if necessary. (Pic 20)





21. Along Eiland Boulevard, a Japanese
Blueberry tree is showing signs of distress.
Recommended options are as follows:
Remove the tree and provide a proposal for replacement or Prune the dead limbs and monitor its condition to determine if recovery is possible. (Pic 21)



22. The planting beds along Eiland Boulevard, both east and west of Castle Ridge, require attention. Alexandergrass is growing within the Fakahatchee grasses and has surpassed them in height. Please remove the alexandergrass where possible and provide detailed maintenance throughout the remaining beds.(Pic 22)



23. On Daisy Meadow Loop, there is a sign in need of repair. Please add this location to the list of signs requiring attention. (Pic 23>)



Daisy Meadow Loop, White Water Way

24. During my inspection, I noticed a broken irrigation line. I spoke with the Juniper irrigation specialist on site, who mentioned he was addressing this leak along with a few others. Can you confirm if this repair has been completed? (Pic 24)



25. I would like clarification regarding this areawill it be included in CDD maintenance? If so, could an updated maintenance exhibit be provided for reference? (Pic 25>)





26. The pond along the back side of White Lily Way requires attention with line trimming along the banks. An additional 2 feet of overgrown plant material can be cut back to improve the area's appearance. Please attend to this area next mowing event. (Pic 26)





- 27. There is a pile of debris that should be removed during the next mowing event. Once cleared, please line-trim beneath the area and around the edge of the preserve to ensure a clean and maintained appearance. (Pic 27a>, 27b>)
- 28. Please ensure that grass clumps are not left on the turf during mowing, as this can potentially damage or kill the existing grass.



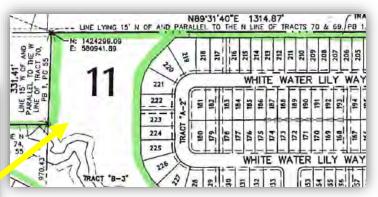
White Water Way, Castle Ridge

29. The pond behind White Lily Way is beginning to develop scum on the surface. This should be treated promptly to prevent it from becoming a larger issue. (Pic 29)









30. In the bed along the east side of Castle Ridge, approximately 19 Loropetalum shrubs have been lost. Could you provide a diagnosis for this loss? Additionally, please confirm whether the irrigation system in this area is functioning properly. I would like answers before requesting a proposal. (Pic 30)





Proposals

Juniper, please provide a proposal for three full 3-gallon Bird of Paradise replacement plants to fill the bare spots within the junipers.

(Pic 1)



2. Juniper to provide a proposal with two options: (1) to completely remove this dead live oak on the pond bank. Replace hole with fill dirt and new Bahia sod. (2) to remove this live oak and replace with a new 2" caliper live oak. This option must include the construction of an earthen berm 8" -10" tall surrounding the rootball as well as a 30 Gal. Gator Bag with a working flood bubbler (if available) attached to the top of the bag to fill the bag every time the irrigation runs. (Pic 2)



3. *Adding this again, to follow up with a proposal* Juniper, please provide a proposal to reshape the turf edge in this dead area into clean, straight lines, allowing for the installation of new Bahia turf squares at grade. The new turf should be installed flush with the concrete for a seamless appearance. (Pic 3)



4. Juniper, please provide a proposal to install three full 1-gallon 'Golden Mound' plants to fill the bare area on Castle Ridge Road. (Pic 4)



Tab 4



AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name:									
Customer Ni					Customer:	HIDDEN CR	EEK NORTH (CDD	
Technician:	Paola								
Date:	08/20/2025				Time: <u>01:5</u>	8 PM			
Customer Signature:									
Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floatin Weeds		Inspection	Request for Service	Restriction	# of days
Pond 1	Х		х						
Pond 3	х		х						
Pond 4	Х		Х						
Pond 2	х		х						
Pond 5	Х		Х						
Pond 6	Х		Х						
Pond 7	X		X						
Pond 8 Pond 9	X X		X X						
r ond 3	^		^						
				<u> </u>					
CLARITY ⊠ <	<u>FLOW</u> ⊠ None	METHOD	☐ Boat		CARP PROGRA		ATER LEVEL	WEAT	
					☐ Carp observe		High	⊠ Cle	
☐ 1-2'	☐ Slight	☐ Airboat	☐ Truck		☐ Barrier Inspe		Normal .		oudy
☐ 2-4'	☐ Visible	☐ Backpack					Low		ndy
□ > 4'									iny
	LDLIFE OBSER\								
☐ Alligat			☐ Gallinu		☐ Osprey		oodstork		
☐ Anhing	-		☐ Gamb		☐ Otter —				
☐ Bass	□ co	ormorant	☐ Heron	S	☐ Snakes				
☐ Bream	□ Eg	rets	☐ Ibis		☐ Turtles				
NATIVE WET		T MAINTENAN	CE		Benefici	al Vegetatio	n Notes:		
☐ Arrow	head \Box	Bulrush	☐ Golder	n Canna		Naiad			
□ васора	a 🗆	l Chara	☐ Gulf S _I	pikerush		Pickerelweed	d		
☐ Blue F	lag Iris	Cordgrass	☐ Lily	☐ Lily ☐ Soft Rush ☐					





















AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name:										
Customer Nu	umber: 1156				Customer:	HIDDEN CR	EEK NORTH (CDD		
Technician:	Paola									
Date:	08/20/2025				Time: <u>05:0</u>	6 PM				
					Customer S	ignature:				
Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days	
Pond 10	х		Х							
Pond 11	Х		Х							
Pond 12	Х		Х							
Pond 14	X		X							
Pond 13 Trash	Х		X			Х				
Creek			х			^				
Creek										
3 trash bags	collected.									
CLARITY	<u>FLOW</u>	METHOD		<u> </u>	CARP PROGRA	<u>M</u>	ATER LEVEL	WEAT	HER	
	⊠ None	⊠ ATV	☐ Boat	ĺ	☐ Carp observe		High	⊠ Cle	ear	
□ 1-2'	\square Slight	☐ Airboat	☐ Truck	ĺ	☐ Barrier Inspe		Normal		oudy	
☐ 2-4'	☐ Visible	☐ Backpack				\boxtimes	Low	☑ Windy		
□ > 4'								□ Ra	iny	
	LDLIFE OBSER\	·								
☐ Alligat			☐ Gallini		☐ Osprey		oodstork			
☐ Anhing	_		☐ Gamb		☐ Otter					
☐ Bass	□ c c	rmorant	☐ Heron	S	☐ Snakes					
☐ Bream	□ Eg	rets	☐ Ibis		☐ Turtles					
	LAND HABITA			_		al Vegetatio				
☐ Arrow		Bulrush	☐ Golde		_	Naiad				
□ Васор		Chara	☐ Gulf S _l	pikerush		Pickerelweed	_			
☐ Blue F	lag Iris	Cordgrass	Lily			Soft Rush				













Tab 5



UPCOMING DATES TO REMEMBER

- Next Meeting: October 7, 2025 at 10:00am
- FY 2024-2025 Audit Completion Deadline: June 30, 2026

District Manager's Report September 2

2025

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	F MINISTER MAZ
FINANCIAL SUMMARY	7/31/2025
General Fund Cash & Investment Balance:	\$382,267
Reserve Fund Cash & Investment Balance:	\$123,771
Debt Service Fund & Investment Balance:	\$532,700
Total Cash and Investment Balances:	\$1,038,738
General Fund Expense Variance: \$34,742	Under Budget



Hidden Creek North Community Development District

Financial Statements (Unaudited)

July 31, 2025

Prepared by: Rizzetta & Company, Inc.

hiddencreeknorthcdd.org rizzetta.com

Hidden Creek North Community Development District

Balance Sheet As of 07/31/2025 (In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	382,267	0	0	382,267	0	0
Investments	0	123,771	532,700	656,470	0	0
Prepaid Expenses	583	0	0	584	0	0
Refundable Deposits	481	0	0	481	0	0
Fixed Assets	0	0	0	0	10,912,279	0
Amount Available in Debt Service	0	0	0	0	0	532,700
Amount To Be Provided Debt Service	0	0	0	0	0	5,267,300
Total Assets	383,331	123,771	532,700	1,039,802	10,912,279	5,800,000
Liabilities						
Accounts Payable	3,699	0	0	3,699	0	0
Accrued Expenses	3,177	0	0	3,177	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,800,000
Total Liabilities	6,876	0	0	6,876	0	5,800,000
Fund Equity & Other Credits						
Beginning Fund Balance	282,368	62,986	508,518	853,872	0	0
Investment In General Fixed Assets	0	0	0	0	10,912,279	0
Net Change in Fund Balance	94,087	60,785	24,182	179,054	0	0
Total Fund Equity & Other Credits	376,455	123,771	532,700	1,032,926	10,912,279	0
Total Liabilities & Fund Equity	383,331	123,771	532,700	1,039,802	10,912,279	5,800,000

Hidden Creek North Community Development District Statement of Revenues and Expenditures As of 07/31/2025 (In Whole Numbers)

	Year Ending 09/30/2025	09/30/2025 07/31/2025		Pate 25
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	281	281
Special Assessments				
Tax Roll	373,885	373,885	376,857	2,972
Total Revenues	373,885	373,885	377,138	3,253
Expenditures				
Legislative				
Supervisor Fees	13,000	10,833	8,000	2,834
Total Legislative	13,000	10,833	8,000	2,834
Financial & Administrative				
Accounting Services	20,257	16,881	16,880	0
Administrative Services	5,065	4,221	4,221	0
Arbitrage Rebate Calculation	450	450	0	450
Assessment Roll	5,627	5,627	5,627	0
Auditing Services	3,400	3,400	3,400	0
Dissemination Agent	5,000	4,167	4,167	0
District Engineer	19,400	16,167	9,094	7,073
District Management	22,621	18,851	18,851	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,043	3,369	3,369	0 (0.407)
Legal Advertising	1,500	1,250	4,447	(3,197)
Miscellaneous Mailings	1,000	833	658	176 85
Public Officials Liability Insurance Tax Collector/Property Appraiser Fees	3,112 150	3,112 150	3,027 276	(127)
Trustees Fees	4,000	4,000	3,500	500
Website Hosting, Maintenance, Backup	4,000	3,538	3,538	0
& E	4,000	0,000	0,000	U
Total Financial & Administrative	99,800	86,191	81,230	4,960
Legal Counsel				
District Counsel	25,000	20,833	18,979	1,854
Total Legal Counsel	25,000	20,833	18,979	1,854
-	_0,000	_0,000		.,
Electric Utility Services				
Utility - Street Lights	14,000	11,667	11,339	328
Utility Services	3,600	3,000	329	2,670
Total Electric Utility Services	17,600	14,667	11,668	2,998
Water-Sewer Combination Services				
Utility - Reclaimed	5,500	4,583	523	4,061
Total Water-Sewer Combination Services	5,500	4,583	523	4,061
Stormwater Control				
Aquatic Maintenance	20,000	16,667	15,355	1,312
Stormwater Assessments	500	417	0	416
Stormwater Monitoring & Maintenance	1,600	1,333	0	1,334
Total Stormwater Control	22,100	18,417	15,355	3,062
		. 5, 117	. 5,555	3,552

Hidden Creek North Community Development District Statement of Revenues and Expenditures As of 07/31/2025 (In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Other Physical Environment				
Entry & Walls Maintenance & Repair	1,000	833	4,900	(4,067)
Field Services	9,000	7,500	0	7,500
General Liability Insurance	3,804	3,804	3,700	104
Irrigation Repair	20,220	16,850	14,578	2,272
Landscape - Mulch	10,000	8,334	0	8,333
Landscape Maintenance	95,800	79,833	97,064	(17,230)
Property Insurance	1,241	1,241	1,132	109
Well Maintenance	1,000	834	0	834
Total Other Physical Environment	142,065	119,229	121,374	(2,145)
Road & Street Facilities				
Sidewalk Maintenance & Repair	2,000	1,666	235	1,431
Street Sign Repair & Replacement	6,000	5,000	8,160	(3,160)
Total Road & Street Facilities	8,000	6,666	8,395	(1,729)
Contingency				
Miscellaneous Contingency	40,820	34,017	15,170	18,847
Total Contingency	40,820	34,017	15,170	18,847
Total Expenditures	373,885	315,436	280,694	34,742
-				
Total Excess of Revenues Over(Under) Expenditures	0	58,449	96,444	37,995
penditures				
Total Other Financing Sources(Uses) Prior Year AP Credit				
Prior Year A/P Credits Other Costs	0	0	57	57
Prior Year Adjustment	0	0	(2,413)	(2,414)
Total Other Financing Sources(Uses)			(2,356)	(2,357)
			<u> </u>	(=,)
Fund Balance, Beginning of Period	0	0	282,367	282,368
Total Fund Balance, End of Period	0	58,449	376,455	318,006

Hidden Creek North Community Development District Statement of Revenues and Expenditures As of 07/31/2025 (In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To 07/31	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	3,651	3,651
Special Assessments Tax Roll	64,165	64,165	64,165	0
Total Revenues	64,165	64,165	67,816	3,651
Expenditures				
Contingency Capital Outlay	64,165	64,165	7,032	57,133
Total Contingency	64,165	64,165	7,032	57,133
Total Expenditures	64,165	64,165	7,032	57,133
-				
Total Excess of Revenues Over(Under) Ex-	0	0	60,784	60,784
penditures				
Fund Balance, Beginning of Period	0	0	62,987	62,987
Total Fund Balance, End of Period	0	0	123,771	123,771

283 Debt Service Fund S2019A-**Hidden Creek North Community Development District**Statement of Revenues and Expenditures
As of 07/31/2025 (In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To 07/31/	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	18,979	18,979
Special Assessments Tax Roll	381,688	381,688	384,278	2,590
Total Revenues	381,688	381,688	403,257	21,569
Expenditures				
Debt Service				
Interest	256,688	256,688	254,075	2,613
Principal	125,000	125,000	125,000	0
Total Debt Service	381,688	381,688	379,075	2,613
Total Expenditures	381,688	381,688	379,075	2,613
Total Excess of Revenues Over(Under) Expenditures	0	0	24,182	24,182
portation				
Fund Balance, Beginning of Period	0	0	508,518	508,518
Total Fund Balance, End of Period	0	0	532,700	532,700

HIDDEN CREEK NORTH CDD

Investment Summary July 31, 2025

Account	<u>Investment</u>	 lance as of aly 31, 2025
Valley National Bank	Governemntal Checking	\$ 123,771
	Total Reserve Fund Investments	\$ 123,771
Regions Bank 2019A-1 Revenue	Goldman Sachs Financial Square Funds	\$ 338,884
Regions Bank 2019A-1 Reserve	Goldman Sachs Financial Square Funds	193,479
Regions Bank 2019A-1 Interest	Goldman Sachs Financial Square Funds	44
Regions Bank 2019A-1 Principal	Goldman Sachs Financial Square Funds	16
Regions Bank 2019A-1 Sinking Fund	Goldman Sachs Financial Square Funds	272
Regions Bank 2019A-1 General Redemption	Goldman Sachs Financial Square Funds	5
	Total Debt Service Fund Investments	\$ 532,700

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Hidden Creek North Community Development District Summary A/P Ledger From 07/01/2025 to 07/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
283, 2340						
,	283 General Fund	07/23/2025	Duke Energy	9100 8611 5243 07/25 ACH	0 Eiland Blvd - Street- lights 07/25	1,159.21
	283 General Fund	07/28/2025	Kutak Rock, LLP	3598129	Legal Services 06/25	2,329.00
	283 General Fund	07/21/2025	Pasco County Utilities		1101125-01428501 Hidden Creek Blvd 06/25	210.74
Sum for 283, 2340 Sum for 283 Sum Total						3,698.95 3,698.95 3,698.95

Hidden Creek North Community Development District Notes to Unaudited Financial Statements July 31, 2025

Balance Sheet

- 1. Trust statement activity has been recorded through 07/31/2025.
- 2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.
- 3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 6



Quarterly Compliance Audit Report

Hidden Creek North

Date: July 2025 - 2nd Quarter **Prepared for:** Matthew Huber

Developer: Rizzetta **Insurance agency:**



Preparer:

Susan Morgan - SchoolStatus Compliance
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Audit results

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Helpful information:

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ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in <u>Florida Statute Chapter</u> 189.069.



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements Result: PASSED

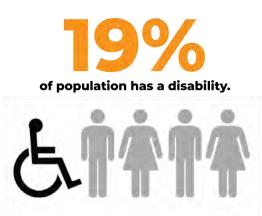
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



Sight, hearing, physical, cognitive.

The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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

Q

Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 7

MINUTES OF MEETING 1 2 Each person who decides to appeal any decision made by the Board with respect to any 3 4 matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon 5 6 which such appeal is to be based. 7 **HIDDEN CREEK NORTH** 8 COMMUNITY DEVELOPMENT DISTRICT 9 10 The regular meetings of Hidden Creek North Community Development District 11 were held on Tuesday, August 5, 2025, at 10:03 a.m. at the offices of Rizzetta & 12 Company Inc., located at 5844 Old Pasco Road, Wesley Chapel, FL 33544. 13 Present were: 14 15 Edward Schill Chairman 16 Vice Chairman 17 Jose Garcia Assistant Secretary (via conference call) Jamie Schill 18 **Ebony Bennett Assistant Secretary** 19 Michael Hunt **Assistant Secretary** 20 21 22 Also present were: 23 District Manager, Rizzetta Daryl Adams 24 Mike Eckert District Counsel, Kutak Rock (via conference call) 25 John Toborg Landscape Inspection Manager, Rizzetta 26 Aimee Brodeen Landscape Inspection Services, Rizzetta 27 Alex Solano **Aguatic Weed Control** 28 Juniper Account Manager, (via conference call) Lauralee Bishop 29 Kyle Kornbau Florida Design (via conference call) 30 31 32 Audience Present 33 FIRST ORDER OF BUSINESS **CALL TO ORDER** 34 35 Mr. Adams called the meeting to order at 10:03 a.m. and confirmed a guorum. 36 37 **SECOND ORDER OF BUSINESS AUDIENCE COMMENTS** 38 39 There were no audience comments at this time. 40 41 42 43 44 45 46

47

THIRD ORDER OF BUSINESS

BUSINESS ITEMS

50 51

48

49

A. Public Hearing on FY 2025-2026 Budget

On a Motion by Mr. Schill, seconded by Ms. Bennett, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 final budget, for the Hidden Creek North Community Development District.

52 53

Mr. Adams responded to audience comments on the budget

54

On a Motion by Mr. Schill, seconded by Ms. Bennett, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 final budget, for the Hidden Creek North Community Development District.

55 56

i. Consideration of Resolution 2025-05, Adopting FY 2025/2026 Final Budget

57 58

On a Motion by Ms. Bennett, seconded by Mr. Hunt, with all in favor, the Board of Supervisors adopted Resolution 2025-05, approving fiscal year 2025/2026 final budget totaling \$570,050 (GF-\$197,769, DS-\$405,705.46) for the Hidden Creek North Community Development District.

59 60

B. Public Hearing on FY 2025-2026 Assessments

61

On a Motion by Mr. Schill, seconded by Mr. Hunt, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 assessments, for the Hidden Creek North Community Development District.

62 63

Mr. Adams responded to audience comments on the assessments.

64

On a Motion by Mr. Schill, seconded by Mr. Hunt, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 assessments, for the Hidden Creek North Community Development District.

65 66

i. Consideration of Resolution 2025-06, Levying FY 2025/2026 Assessments

67 68

On a Motion by Ms. Bennett, seconded by Mr. Hunt, with all in favor, the Board of Supervisors adopted Resolution 2025-06, levying fiscal year 2025/2026 assessments, for the Hidden Creek North Community Development District.

69 70

C. Consideration of Resolution 2025-07, Setting FY 2025/2026 Meeting Dates

Mr. Adams reviewed the proposed meeting dates, which coincide with the current meeting schedule, times and locations.

On a Motion by Mr. Garcia, seconded by Ms. Bennett, with all in favor, the Board of Supervisors adopted Resolution 2025-07, setting the fiscal year 2025/2026 meeting schedule, as presented, for the Hidden Creek North Community Development District.

D. Consideration of 2024/2025 Goals and Objectives Report

It was noted that the District met all the goals and objectives set for fiscal year 2024/2025

On a Motion by Mr. Garcia, seconded by Mr. Hunt, with all in favor, the Board of Supervisors accepted the fiscal year 2024/2025 goal and objectives report and directed Staff to post on the website, for the Hidden Creek North Community Development District.

Discussion was held regarding the 2025/2026 objectives.

On a Motion by Mr. Garcia, seconded by Mr. Hunt, with all in favor, the Board of Supervisors approved the fiscal year 2025/2026 goal and objectives, for the Hidden Creek North Community Development District.

E. Ratification of Juniper Landscaping Street Tree Removal Agreement

Discussion was held regarding a few changes to the agreement.

On a Motion by Ms. Bennett, seconded by Mr. Schill, with all in favor, the Board of Supervisors ratified the Juniper Landscaping Street Tree Removal Agreement, as revised, for the Hidden Creek North Community Development District.

F. Consideration of McDirmit Davis 2024 Financial Audit Report

Mr. Adams presented the audit to the Board noting that it was considered a clean audit.

On a Motion by Mr. Hunt, seconded by Mr. Garcia, with all in favor, the Board of Supervisors accepted the fiscal year 2024 financial audit and authorized its filing with the appropriate governmental entities, for the Hidden Creek North Community Development District.

99		
100	FOURTH ORDER OF BUSINESS STAFF REPORTS	
101		
102	A. Landscape Inspection Services	
103	1. Presentation of Field Inspection Report	
104	Mr. Toborg reviewed the Field Inspection Report, and a brief discussion	
105	ensued.	
106		
107	2. Update on the Street Tree Project	
108	There was no update on the project.	
109		
110	B. Aquatic Maintenance	
111	1. Presentation of AWC Aquatics Reports	
112	Mr. Solano presented the aquatics reports.	
113	C. District Counsel	
114		ماامط
115 116	Mr. Eckert reviewed his report and stated that the letter to the County was mon July 23 rd .	illeu
117	On July 25 .	
118	D. District Engineer	
119	There was nothing to report.	
120	mare man menting to report	
121	E. District Manager	
122	1. Presentation of District Manager Report and Monthly Financials	
123	Mr. Adams reviewed his report and monthly financials. He also reminded	the
124	Board that the next meeting is scheduled for September 2, 2025 at 10:00 a.n	1.
125		
126	FIFTH ORDER OF BUSINESS BUSINESS ADMINISTRATION	
127	A Consideration of Minutes of the Doord of Currentings Meeting	
128	A. Consideration of Minutes of the Board of Supervisors Meeting held on July 1, 2025	
129 130	field off July 1, 2025	
130		
	On a Motion by Ms. Bennett, seconded by Mr. Hunt with tall in favor, the Boar	
	Supervisors approved the Minutes of the Board of Supervisors Meeting held on Ju	y 1,
	2025, as presented, for the Hidden Creek North Community Development District.	
131		
132	B. Consideration of Operation and Maintenance Expenditures June 2025	
133		
	On a Motion by Mr. Hunt, seconded by Mr. Garcia, with tall in favor, the Boar	d of

Supervisors approved the Operation and Maintenance Expenditures for June 2025

(\$2,558.16) for the Hidden Creek North Community Development District.

4

138		
139	SIXTH ORDER OF BUSINESS	SUPERVISOR REQUESTS
140 141 142	Mr. Garcia emphasized the need	d for timely landscaper reports.
142 143 144	Ms. Bennett led discussion on C	DD events.
145	SEVENTH ORDER OF BUSINESS	ADJOURNMENT
146 147 148 149	Mr. Adams stated that if there we a motion to adjourn the meeting would	ere no further business to come before the Board, be in order.
		d by Ms. Bennett, with three in favor, the Board of t 11:16 a.m. for the Hidden Creek North Community
150		
151		
152 153		
154		
155 156	Secretary/Assistant Secretary	Chairman/Vice Chairman

Tab 8

<u>District Office · Wesley Chapel, Florida · (813) 994-1001</u>

<u>Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614</u>

<u>www.hiddencreeknorthcdd.org</u>

Operations and Maintenance Expenditures July 2025 For Board Approval

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

The total items being presented:	\$ 43,252.14
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

Paid Operation & Maintenance Expenditures
July 1, 2025 Through July 31, 2025

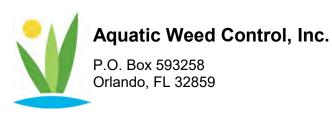
Vendor Name	Check #	Invoice Number	Invoice Description	Invo	oice Amount
Aquatic Weed Control, Inc.	300075	110089	Aquatic Maintenance 06/25	\$	1,476.00
Aquatic Weed Control, Inc.	300090	111161	Aquatic Maintenance 07/25	\$	1,476.00
Ardurra Group, Inc.	300080	166777	Engineering Services - Project 2025-0136-00 05/25	\$	831.25
Duke Energy	20250716-1	9100 8611 5243 06/25 ACH	0 Eiland Blvd - Streetlights 06/25	\$	1,159.21
Duke Energy	20250730-1	9100 8611 5467 06/25 ACH	Irrigation/Well 06/25	\$	30.80
Duke Energy	20250731-1	9101 2446 5365 06/25	6203 Hidden Creek Blvd - Sign 06/25	\$	19.85
Edward A Schill	20250715-2	ACH ES070125 ACH	Board of Supervisors Meeting 07/01/25	\$	200.00
Florida Design Consultants, Inc.	300076	48642	Engineering Services 04/25	\$	577.50
Florida Design Consultants, Inc.	300084	48800	Engineering Services 05/25	\$	231.25
Florida Design Consultants, Inc.	300093	48950	Engineering Services 06/25	\$	123.75
Jaime Schill	20250715-1	JS070125 ACH	Board of Supervisors Meeting 07/01/25	\$	200.00
Jose G Garcia	20250715-3	JG070125 ACH	Board of Supervisors Meeting 07/01/25	\$	200.00
Juniper Landscaping of Florida, LL	C 300077	337553	Monthly Lawn Service 06/25	\$	6,663.83

Paid Operation & Maintenance Expenditures
July 1, 2025 Through July 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invo	ice Amount
Juniper Landscaping of Florida, LL0	C 300077	338144	St Augustine 05/25	\$	497.00
Juniper Landscaping of Florida, LL0	C 300077	338513	Fertilization, Insect and Disease Control 06/25	\$	1,569.92
Juniper Landscaping of Florida, LL0	C 300077	338638	Fertilizer 06/25	\$	850.01
Juniper Landscaping of Florida, LL0	C 300087	340391	Fertilization 06/25	\$	2,706.18
Juniper Landscaping of Florida, LL0	C 300091	341813	Additional Plants - Castle Ridge 06/25	\$	183.93
Juniper Landscaping of Florida, LL0	C 300091	341820	Irrigation Repair 06/25	\$	1,856.69
Juniper Landscaping of Florida, LL0	C 300091	342681	Insect and Disease Control 06/25	\$	236.00
Juniper Landscaping of Florida, LL0	C 300091	342695	Monthly Lawn Service 07/25	\$	6,663.84
Kutak Rock, LLP	300085	3583648	Legal Services 05/25	\$	2,931.00
McDirmit Davis & Company, LLC	300078	61156	Accounting Audit Services FY 23/24	\$	3,400.00
Rizzetta & Company, Inc.	300079	INV0000100472	District Management Fees 07/25	\$	5,698.83
Rizzetta & Company, Inc.	300088	INV0000100609	Mass Mailing - Budget Notice 07/25	\$	657.80
Times Publishing Company	300086	42976-062225	Account# TB181255 Legal Advertising 06/25	\$	145.50

Paid Operation & Maintenance Expenditures
July 1, 2025 Through July 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Inv	oice Amount
Times Publishing Company	300089	45056-070625	Account# TB181255 Legal Advertising 07/25	\$	1,334.00
Times Publishing Company	300092	45056-070625B	Account# TB181255 Legal Advertising 07/25	\$	1,332.00
December 7 and 1				•	40.050.44
Report Total				<u>\$</u>	43,252.14



Invoice

Date	Invoice #	
6/1/2025	110089	

Phone: 407-859-2020 Fax: 407-859-3275

Bill To

Hidden Creek North CDD c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

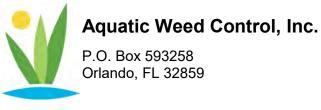
Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/1/2025

Qty	Item	Description	Unit Price	Amount
1	LK MAINT	Monthly waterway service for the month this invoice is dated for 14 Ponds associated with Hidden Creek North. CDD.	1,085.00	1,085.00
1	LK MAINT	Hidden Creek North, CDD. Monthly waterway service for the month this invoice is for 1 creek associated with Hidden Creek North, CDD.	391.00	391.00

Thank you for your business.



Total	\$1,476.00
Payments/Credits	\$0.00
Balance Due	\$1,476.00



Phone: 407-859-2020 Fax: 407-859-3275

Invoice

Date	Invoice #
7/1/2025	111161

Bill To

Hidden Creek North CDD c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/31/2025

Qty	Item	Description	Unit Price	Amount
1	LK MAINT	Monthly waterway service for the month this invoice is dated for 14 Ponds associated with Hidden Creek North, CDD.	1,085.00	1,085.00
1	LK MAINT	Monthly waterway service for the month this invoice is for 1 creek associated with Hidden Creek North, CDD.	391.00	391.00

Thank you for your business.



Total	\$1,476.00
Payments/Credits	\$0.00
Balance Due	\$1,476.00



4921 Memorial Highway, Suite 300 Tampa, FL 33634 Phone: 813.880.8881 Fax: 813.880.8882 Please Remit to:

ARDURRA GROUP, INC. P.O. BOX 23402 Tampa, FL 33623

Hidden Creek North CDD email to CDDinvoice@rizzetta.com; darryla@rizzetta.com; NBetancourt@rizzetta.com 3434 Colwell Ave, Ste 200 Tampa, FL 33614

June 10, 2025

Project No: Invoice No:

2025-0136-00

166777

2025-0136-00

Hidden Creek; WUP 20 011852.004 2025; CS Professional Services through May 31, 2025 Professional Personnel

	Hours	Rate	Amount
Sr. Project Manager	4.75	175.00	831.25
Totals	4.75		831.25
Total Labor			

Billing Limits	Current	Prior	To-Date
Total Billings	831.25	831.25	1,662.50
Limit			6,100.00
Remaining			4.437.50

Total this Invoice \$831.25

Current Prior Total Received AR Balance
Billings to Date 831.25 831.25 1,662.50 831.25 831.25



831.25

Your Energy Bill

Page 1 of 3

Service address HIDDEN CREEK NORTH CDD O EILAND BLVD

ZEPHYRHILLS FL 33541

Bill date Jun 23, 2025 For service May 22 - Jun 20

30 days

Account number 9100 8611 5243

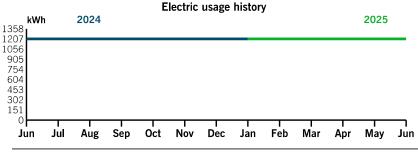
Billing summary

Total Amount Due Jul 14	\$1,159.21
Taxes	4.35
Current Lighting Charges	1,154.86
Payment Received Jun 12	-1,159.21
Previous Amount Due	\$1,159.21

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit dukeenergy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot





Average temperature in degrees

83°	83°	83°	81°	75°	71°	63°	56°	68°	67°	75°	79°	80°
			Current	Month	Jun	2024	12-M	onth U	sage	Avg Mo	onthly L	Jsage
Electric	(kWh)		1,20	07	1,:	207		4,484			1,207	
Avg. Da	aily (kW	h)	40)	4	12		40				
12-mo	nth usa	na k	no hase	most ro	cent h	ieton/						

Please return this portion with your payment. Thank you for your business.



PO Box 1090

Duke Energy Return Mail

Charlotte, NC 28201-1090

Account number 9100 8611 5243

pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Mail your payment at least 7 days before the due date or

\$1,159.21 by Jul 14

After 90 days from bill date, a late charge will apply.

Add here, to help others with a contribution to Share the Light

Amount enclosed

HIDDEN CREEK NORTH CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

Duke Energy Payment Processing PO Box 1094 Charlotte, NC 28201-1094

Your usage snapshot - Continued

Outdoor Lighting						
Billing period May 22 - Jun 20						
Description	Quantity	Usage				
48W LED ROADWAY UG	71	1,207 kWh				
Total	71	1,207 kWh				

Billing details - Lighting

Billing Period - May 22 25 to Jun 20 25					
Customer Charge	\$1.85				
Energy Charge					
1,207.000 kWh @ 6.765c	81.64				
Fuel Charge					
1,207.000 kWh @ 3.829c	46.22				
Asset Securitization Charge					
1,207.000 kWh @ 0.051c	0.62				
Fixture Charge					
48W LED ROADWAY UG	405.41				
Maintenance Charge					
48W LED ROADWAY UG	144.84				
Pole Charge					
CONCRETE, 30/35					
71 Pole(s) @ \$6.680	474.28				
Total Current Charges	\$1,154.86				

Billing details - Taxes

Regulatory Assessment Fee	\$1.01
Gross Receipts Tax	3.34
Total Taxes	\$4.35

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Your Energy Bill

Page 1 of 3

Service address

HIDDEN CREEK NORTH CDD 6203 HIDDEN CREEK BLVD IRRIGATION/WELL

Bill date Jul 7, 2025 For service Jun 4 - Jul 2

29 days

Account number 9100 8611 5467

Billing summary

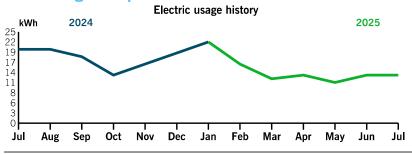
Previous Amount Due	\$30.80
Payment Received Jun 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 28	\$30.80

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit dukeenergy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.



Your usage snapshot



Average temperature in degrees

830	83°	81 ₀	/5º	710	63°	560	680	6/0	/50	/90	81 ₀	80°
		(Current	Month	Jul	2024	12-N	lonth U	sage	Avg Mo	nthly L	Jsage
Electri	c (kWh)		13	3	2	20		186			16	
Avg. D	ai l y (kW	/h)	0			1		1				
12-m	12-month usage based on most recent history											

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail PO Box 1090 Charlotte, NC 28201-1090

Account number 9100 8611 5467

Add here, to help others with a contribution to Share the Light

\$30.80

by Jul 28

Amount enclosed

After 90 days from bill date, a

late charge will apply.

HIDDEN CREEK NORTH CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

Duke Energy Payment Processing PO Box 1094 Charlotte, NC 28201-1094



Your usage snapshot - Continued

Current electric usage for meter number 2771108					
Actual reading on Jul 2		4116			
Previous reading on Jun	4	- 4103			
Energy Used		13 kWh			
Billed kWh	13.000 kWh				

Billing details - Electric

Billing Period - Jun 04 25 to Jul 02 25		
Meter - 2771108		
Customer Charge	\$17.23	
Energy Charge		
13.000 kWh @ 12.130c	1.58	
Fuel Charge		
13.000 kWh @ 3.925c	0.51	
Asset Securitization Charge		
13.000 kWh @ 0.187c	0.02	
Minimum Bill Adjustment	10.66	
Total Current Charges		\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

Your Energy Bill

Page 1 of 3

Service address HIDDEN CREEK NORTH CDD Bill date Jul 8, 2025 For service Jun 5 - Jul 3 29 days

6203 HIDDEN CREEK BLVD SIGN ZEPHYRHILLS FL 33541

Account number 9101 2446 5365

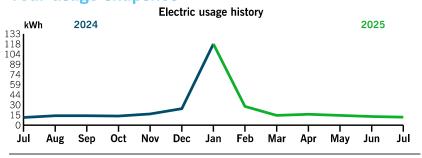
Billing summary

Previous Amount Due	\$13.76
Payment Received Jun 27	-13.76
Current Electric Charges	19.33
Taxes	0.52
Total Amount Due Jul 29	\$19.85

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit dukeenergy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83°	83°	81°	75°	71°	63°	56°	68º	67°	75°	79°	81°	
		(Current	Month	Jul	2024	12-N	lonth U	sage	Avg Mo	nthly L	Jsage
Electr	ic (kWh)		12	2		11		295			25	
Avg. [Daily (kW	/h)	0			O		1				
12-month usage based on most recent history												

Please return this portion with your payment. Thank you for your business.



PO Box 1090

Duke Energy Return Mail

Charlotte, NC 28201-1090

Account number 9101 2446 5365

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a

> \$19.85 by Jul 29

1.0% late payment charge.

After 90 days from bill date, a late charge will apply.

Add here, to help others with a contribution to Share the Light Amount enclosed

HIDDEN CREEK NORTH CDD

3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

Duke Energy Payment Processing PO Box 1094 Charlotte, NC 28201-1094



Your usage snapshot - Continued

Current Electric Usage		
Meter Number	<u>Usage Type</u>	Billing Period
8339317	Actual	Jun 5 - Jul 3
<u>Usage Values</u>		
Billed kWh		11.689 kWh
Billed Demand kW		0.042 kW
Load Factor		39.99 %

Billing details - Electric

Billing Period - Jun 05 25 to Jul 03 25	
Meter - 8339317	
Customer Charge	\$17.75
Energy Charge	
11.689 kWh @ 5.352c	0.62
Fuel Charge	
11.689 kWh @ 3.925c	0.46
Demand Charge	
0.042 kW @ \$11.61	0.48
Asset Securitization Charge	
11.689 kWh @ 0.162c	0.02
Total Current Charges	\$19.33

Billing details - Taxes

Total Taxes	\$0.52
Gross Receipts Tax	0.50
Regulatory Assessment Fee	\$0.02

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Hidden Creek North CDD

Meeting Date: July 7, 2025

July 1, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid	1
Ebony Bennett	No	No	ACH
Jose Garcia	185	Yes	ACH
Michael Hunt	No	16	ACH
Edward Schill	YP5	Yes	ACH
Jamie Schill	Yes	Yes	ACH

^(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start	Time:	10:00pm
Meeting End 7	Time:	10:35 200
Total Meeting	Time:	25 mins
Time Over	(3) Hours:	
	per Hour:	\$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting	ng?
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: Light for



INVOICE

Remit To:

17907 Aprile Drive, Suite 150 Land O Lakes, FL 34638

Date:

Project Number:

Invoice Number:

Invoice Period:

June 4, 2025

2016-078G

48642

4/12/2025 to 5/16/2025

Bill To: Hidden Creek North Community Development District

c/o Rizzetta & Company 3434 Colwell Avenue, Suite 200

Tampa, FL 33614 darryla@rizzetta.com cddinvoice@rizzetta.com

Project: Hidden Creek North - District Engineer Services

SERVICES PERFORMED:

FDC Agreement No. 22-071A CDD Engineer Service (0900)

- Prepare for and attend board meeting
- Coordinate with Pasco County regarding traffic calming
- · Coordinate with contractor regarding new power meter

Description	Hours	Rate	Cost
Project Engineer 2	3.50	\$165.00	\$577.50

Total Invoice Amount: \$577.50



David Fleeman, P.E.



INVOICE

Remit To:

17907 Aprile Drive, Suite 150 Land O Lakes, FL 34638

Date:

Project Number:

Invoice Number:

Invoice Period:

June 26, 2025

2016-078G

48800

5/17/2025 to 6/13/2025

Bill To: Hidden Creek North Community Development District

c/o Rizzetta & Company 3434 Colwell Avenue, Suite 200

Tampa, FL 33614 darryla@rizzetta.com cddinvoice@rizzetta.com

Project: Hidden Creek North - District Engineer Services

SERVICES PERFORMED:

FDC Agreement No. 22-071A CDD Engineer Service (0900)

• Prepare for and attend board meeting

• Coordinate with Pasco County regarding leaking valve

Description	Hours	Rate	Cost
Vice President of Engineering	0.25	\$265.00	\$66.25
Project Engineer 2	1.00	\$165.00	\$165.00
		Subtotal:	\$231.25

Total Invoice Amount: \$231.25

RECEIVE D 106-30-2025

David Fleeman, P.E.



INVOICE

Remit To:

17907 Aprile Drive, Suite 150 Land O Lakes, FL 34638

Bill To: Hidden Creek North Community Development District

c/o Rizzetta & Company 3434 Colwell Avenue, Suite 200

Tampa, FL 33614 darryla@rizzetta.com cddinvoice@rizzetta.com **Date:** July 25, 2025 **Project Number:** 2016-078G

Invoice Number: 48950

Invoice Period: 6/14/2025 to 7/11/2025

Project: Hidden Creek North - District Engineer Services

SERVICES PERFORMED:

FDC Agreement No. 22-071A CDD Engineer Service (0900)

• Prepare for and attend board meeting

Description	Hours	Rate	Cost
Project Engineer 2	0.75	\$165.00	\$123.75

Total Invoice Amount: \$123.75

RECEIVE D

David Fleeman, P.E.



Bill To
Hidden Creek North CDD - Maintenance
c/o Rizetta & Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
06/01/25	7/1/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#284001 - Hidden Creek 2024-2025 Single Ticket Maintenance Contract	\$6,663.83

June 2025



Grand Total \$6,663.83

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$9,545.13	\$0.00	\$0.00	\$0.00	\$0.00

^{**}Aging displayed on invoice only refers to balances after 1/1/18 for this property.

^{***}This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Please Remit Payment to:

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 338144

Bill To
Hidden Creek North CDD - Maintenance
c/o Rizetta & Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
06/01/25	7/1/2025
Account Owner	PO#
LAURALEE BISHOP	

ltem Amo	ount
----------	------

#284001 - Hidden Creek 2024-2025 Single Ticket Maintenance Contract

ST Augustine - 05/30/2025 \$497.00

RECEIVE06-03-2025

Grand Total \$497.00

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$10,042.13	\$0.00	\$0.00	\$0.00	\$0.00

^{**}Aging displayed on invoice only refers to balances after 1/1/18 for this property.

Thank you for allowing us to serve you.

^{***}This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.



Bill To
Hidden Creek North CDD - Maintenance
c/o Rizetta & Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
06/03/25	7/3/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#284001 - Hidden Creek 2024-2025 Single Ticket Maintenance Contract	
Insect and Disease Control - 06/03/2025	\$236.00
Ornamentals Fertilization #1 - 06/03/2025	\$276.53
Palm Fertilization - 06/03/2025	\$201.30
Bahia Fertilize Turf Additional Application #1 - 06/03/2025	\$856.09



Grand Total \$1,569.92

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$11,612.05	\$0.00	\$0.00	\$0.00	\$0.00

^{**}Aging displayed on invoice only refers to balances after 1/1/18 for this property.

Thank you for allowing us to serve you.

^{***}This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Please Remit Payment to:

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 338638

Bill To
Hidden Creek North CDD - Maintenance
c/o Rizetta & Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
06/03/25	7/3/2025
Account Owner	PO#
LAURALEE BISHOP	

ltem Amo	ount
----------	------

#284001 - Hidden Creek 2024-2025 Single Ticket Maintenance Contract

MC: Specialty Plants Fertilize #1 - 06/03/2025

Grand Total \$850.01

\$850.01



1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days	
	(Past Due)	(Past Due)	(Past Due)	(Past Due)	
\$12,462.06	\$0.00	\$0.00	\$0.00	\$0.00	

^{**}Aging displayed on invoice only refers to balances after 1/1/18 for this property.

^{***}This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.



Invoice 340391

Bill To
Hidden Creek North CDD - Maintenance
c/o Rizetta & Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
06/20/25	7/20/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#284001 - Hidden Creek 2024-2025 Single Ticket Maintenance Contract	
Bahia Fertilize Turf Additional Application #1 - 06/20/2025	\$856.09
ST Augustine - 06/19/2025	\$497.00
Bahia Fertilize Turf Additional Application #1 - 06/06/2025	\$856.09
ST Augustine - 06/19/2025	\$497.00



Grand Total \$2,706.18

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$12,286.94	\$0.00	\$0.00	\$0.00	\$0.00

^{**}Aging displayed on invoice only refers to balances after 1/1/18 for this property.

^{***}This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.



Bill To
Hidden Creek North CDD - Maintenance
c/o Rizetta & Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
07/01/25	7/31/2025
Account Owner	PO#
LAURALEE BISHOP	

Qty/UOM	Rate	Ext. Price	Amount
			\$183.93
1.00HR	\$60.00	\$60.00	
5.0003g	\$24.79	\$123.93	
	1.00HR	1.00HR \$60.00	1.00HR \$60.00 \$60.00



Grand Total \$183.93

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$12,470.87	\$0.00	\$0.00	\$0.00	\$0.00

^{**}Aging displayed on invoice only refers to balances after 1/1/18 for this property.

^{***}This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.



Bill To
Hidden Creek North CDD - Maintenance
c/o Rizetta & Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
LAURALEE BISHOP	

ltem	Qty/UOM	Rate	Ext. Price	Amount	
#338565 - April 2025 Wet Check Repairs - Needed Repairs Main Clock					
Lateral Components - 06/30/2025					
1" - 1.5" Misc Fittings Installed	8.00EA	\$29.05	\$232.36		
Drip Line Fittings Installed	35.00EA	\$8.98	\$314.27		
Expansion Coupling 1" Installed	2.00EA	\$69.40	\$138.80		
Irrigation Diagnostic Labor	7.00HR	\$135.00	\$945.00		
Valve Box 10" installed	3.00EA	\$75.42	\$226.26		
	RECE 07-01-2	1 V E 2025	Grand Total	\$1,856.69	

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$14,327.56	\$0.00	\$0.00	\$0.00	\$0.00

^{**}Aging displayed on invoice only refers to balances after 1/1/18 for this property.

^{***}This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Please Remit Payment to:

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 342681

Bill To
Hidden Creek North CDD - Maintenance
c/o Rizetta & Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
LAURALEE BISHOP	

Amount

#284001 - Hidden Creek 2024-2025 Single Ticket Maintenance Contract

Insect and Disease Control - 06/30/2025

\$236.00



Grand Total

\$236.00

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$14,563.56	\$0.00	\$0.00	\$0.00	\$0.00

^{**}Aging displayed on invoice only refers to balances after 1/1/18 for this property.

^{***}This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Please Remit Payment to:

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Bill To	
Hidden Creek North CDD - Maintenance	
c/o Rizetta & Company	
3434 Colwell Ave.	
Ste. 200	
Tampa, FL 33614	

Date	Due Date
07/01/25	7/31/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#284001 - Hidden Creek 2024-2025 Single Ticket Maintenance Contract	\$6 662 9/

July 2025



Grand Total

\$6,663.84

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$21,227.40	\$0.00	\$0.00	\$0.00	\$0.00

^{**}Aging displayed on invoice only refers to balances after 1/1/18 for this property.

^{***}This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

June 25, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Hidden Creek North CDD c/o Rizzetta & Company, Inc. Suite 220 3434 Colwell Avenue Tampa, FL 33614

Invoice No. 3583648

9623-1

Re: General Counsel

For Professional Legal Services Rendered

05/05/25	M. Eckert	0.40	156.00	Prepare for board meeting
05/05/25	K. Haber	0.50	135.00	Prepare May board meeting agenda
				memorandum
05/06/25	M. Eckert	2.10	819.00	Prepare for and attend board
				meeting; follow up
05/06/25	K. Haber	1.30	351.00	Correspond with Adams regarding
				street tree services agreement;
				prepare tree services agreement;
				review audit engagement letter and
				prepare agreement addendum;
				correspond with Adams regarding
				same
05/07/25	K. Haber	0.70	189.00	Correspond with Adams regarding
				budget notices and resolutions;
				prepare published and mailed budget
				notices with affidavit of mailing
05/08/25	M. Eckert	0.10	39.00	Review revised budget
05/09/25	M. Eckert	0.10	39.00	Prepare budget and assessment
				documents

KUTAK ROCK LLP

Hidden Creek North CDD June 25, 2025 Client Matter No. 9623-1 Invoice No. 3583648 Page 2

TOTAL CURRENT AMOUNT DUE

05/09/2	5 K. Haber	0.70	189.00	Prepare budget notices and appropriation resolution; correspond with Adams and Betancourt regarding same
05/12/2	K. Haber	0.20	54.00	Correspond with Adams regarding annual assessment resolution
05/20/2	5 K. Haber	0.20	54.00	Correspond with Adams regarding tree removal proposal and pond maintenance proposals
05/22/2:	5 M. Eckert	0.20	78.00	Review draft audit
05/23/2		0.30	117.00	Confer with Adams; review status of pending matters
05/27/2	5 M. Eckert	0.80	312.00	Review draft audit and provide comments; confer with Schill regarding county contacts; research same
05/28/2	5 K. Haber	0.50	135.00	Prepare tree replacement services agreement
05/29/2	5 M. Eckert	0.30	117.00	Research ownership of Hidden Creek Boulevard; confer with McDonald regarding audit
05/30/2	M. Eckert	0.10	39.00	Respond to auditor request
05/30/2	5 K. Haber	0.40	108.00	Prepare June board meeting agenda memorandum
TOTAL	HOURS	8.90		
TOTAL FOR SERVICES RENDERE		ENDERED		\$2,931.00



\$2,931.00



1800 Pembrook Drive Suite 170 Orlando, FL 32810

(407) 843-5406 www.mcdirmitdavis.com

HIDDEN CREEK NORTH CDD 3434 Colwell Ave. SUITE 200 TAMPA, FL 33614 Date: 6/3/2025 Invoice Number: 61156 Client: 27483.0

Accounting services rendered in connection with the preparation and issuance of audited financial statements for HIDDEN CREEK NORTH CDD for the year ended September 30, 2024.

Total Due This Invoice \$3,400.00



We have moved. Our new address: 1800 Pembrook Drive Suite 170 Orlando, FL 32810

Thank you for your business.

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

Invoice

Date	Invoice #		
7/2/2025	INV0000100472		

Bill To:

Hidden Creek North CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number	
July	Upon Receipt	00283	

	July	Upon R	Upon Receipt 0		00283	
Description		Qty	Rate		Amount	
Accounting Services		1.00	\$1,688		\$1,688.08	
Administrative Services		1.00	\$422	2.08	\$422.08	
Dissemination Services		1.00	\$416	6.67	\$416.67	
Email Accounts, Admin & Maintenance		5.00	\$20	0.00	\$100.00	
Financial & Revenue Collections		1.00	\$336	6.92	\$336.92	
Landscape Consulting Services		1.00	\$750		\$750.00	
Management Services		1.00	\$1,885		\$1,885.08	
Website Compliance & Management		1.00	\$100		\$100.00	
The state of the s			Ψ.σ.		4.00.00	

RECEIVE D 106-27-2025

Subtotal	\$5,698.83
Total	\$5,698.83

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

Invoice

Date	Invoice #	
7/10/2025	INV0000100609	

Bill To:

Description

Mass Mailing - Budget Notice

Hidden Creek North CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

\mathbf{p}	EC	ΕI	V	El	
1/	07-1	10-2	02	5	

Subtotal	\$657.80
Total	\$657.80

Tampa Bay Times tampabay.com

DVERTISING INVOICE

vertising Run Dates	Advertiser Name			
6/22/25-6/22/25	HIDD	DDEN CREEK NORTH CDD		
Billing Date		Sales Rep	Customer Account	
6/22/2025		Deirdre Bonett	TB181255	
Total Amount Due		Invoice Number		
\$145.50		42976-062225		

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
6/22/25	6/22/25	42976	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Regular Meeting Affidavit Fee	2	1.00x43.00 L	\$143.50 \$2.00
					RECEIVED One-22-2025			

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times tampabay.com

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name		
6/22/25-6/22/25	HIDDEN CREEK NORTH CDD		
Billing Date		Sales Rep Custome	
6/22/2025	Deirdre Bonett		TB181255
Total Amount Due		Invoice Number	
\$145.50		42976-062225	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

HIDDEN CREEK NORTH CDD 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Regular Meeting was published in said newspaper by print in the issues of 06/22/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this 06/22/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced

Notary Public State of Florida
Judy Allen
My Commission HH 302167
Expires 8/17/2026

NOTICE OF REGULAR COMMITTEE MEETING HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Hidden Creek North Community Development District will hold their regular monthly meeting on July 1, at 10:00 a.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FJ 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board at the meeting with respect to any matter considered at the meeting 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.

Daryl Adams District Manager

Run Date: 6/22/2025

42976



DVERTISING INVOICE

vertising Run Dates		Advertiser Name		
7/6/25-7/13/25	HIDE	HIDDEN CREEK NORTH CDD		
Billing Date		Sales Rep	Customer Account	
7/6/2025		Deirdre Bonett	TB181255	
Total Amount Due		Invoice Number		
\$1,334.00		45056-070625		

Invoice 1 of 2

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/6/25	7/13/25	45056	Tampa Bay Times , tampabay.com	B Section	Budget Assessment	1	3.00x12.00 IN	\$1,332.00
					Affidavit Fee			\$2.00
7/6/25	7/13/25	45056	Tampa Bay Times , tampabay.com	B Section	Budget Assessment	1	3.00x12.00 IN	\$0.00
					RECEIVED			

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		A vertiser Name		
7/6/25-7/13/25	HIDDEN CREEK NORTH CDD			
Billing Date		Sales Rep	Customer Account	
7/6/2025		Deirdre Bonett	TB181255	
Total Amount Due		Invoice Number		
\$1,334.00		45056-070625		

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REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

HIDDEN CREEK NORTH CDD 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

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Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this 07/13/2025

Signature of Notary of Public
Personally known X or produced identification.

Type of identification produced

Notary Public State of Florida Judy Allen My Commission HH 302167

Expires 8/17/2026

LEGAL NOTICE

HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Hidden Creek North Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 5, 2025 TIME: 10:00 a.m.

LOCATION: 5844 Old Pasco Road, Suite 100

Wesley Chapel, FL 3544

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
Single Family 40'	212	1.00	\$1,747.65
Single Family 50'	135	1.00	\$1,747.65

^{*}includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County ("County") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Darryl Adams, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.hiddencreeknorthcdd.org. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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.

Darryl Adams District Manager





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Billing Date		Sales Rep	Customer Account	
7/13/2025		Deirdre Bonett	TB181255	
Total Amount Due		Invoice Number		
\$1,332.00		45056-070625 B		

Invoice 2 of 2

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7/13/25	7/13/25	45056	Tampa Bay Times , tampabay.com	B Section	Budget Assessment	1	3.00x12.00 IN	\$0.00
					RECEIVED 07-14-2025			

PLEASE DETAC AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times tampabay.com

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone 1 (877) 321-7355

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Signature of Affiant

Sworn to and subscribed before me this 07/13/2025

Signature of Notary of Public
Personally known X or produced identification.

Type of identification produced

Notary Public State of Florida Judy Allen My Commission HH 302167

Expires 8/17/2026

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Darryl Adams District Manager

