



Rizzetta & Company

Hidden Creek North Community Development District

Board of Supervisors' Meeting January 6, 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 Jose Garcia Ebony Bennett Michael Hunt Jamie Schill	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Michael Eckert	Kutak Rock LLP
District Engineer	Robert Dvorak	BDI Engineering

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**

December 30, 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, January 6, 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 tentative agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Services Report.....** Tab 1
 - B. Aquatic Maintenance Report (*Under Separate Cover*)**
 - C. District Counsel**
 - D. District Engineer**
 - 1. Consideration of BDI District Engineer Contract** Tab 2
 - E. District Manager**
 - 1. Presentation of District Manager Report and Monthly Financials.....** Tab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of Professional Environmental Consulting Services** Tab 4
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held on December 2, 2025** Tab 5
 - B. Consideration of the Operation and Maintenance
Expenditures for November 2025 (*Under Separate Cover*)**
- 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

Hidden Creek North

Landscape Inspection Report



December 9, 2025
Rizzetta & Company
Matthew Mironchik – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary/Hidden Creek Blvd

General Updates, Recent & Upcoming Maintenance Events.

➤ Some of the issues mentioned in previous reports have been resolved. There are still issues that have been presented through multiple reports. This is the time of year to get ahead of these issues in order to prevent crews from falling behind next season.

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.

1. Palm trees in entrance median bed have still not been trimmed. Is this on the schedule? The entrance should look neat and tidy at all times.(pic.1a,1b)



1b



2. Turf on the endcap of the entrance median is now established inside the bed. This needs to be hard edged to reestablish bed line and all turf and weeds inside the bed must be sprayed and then hand pulled. This has been in multiple reports.(Pic 2)



3. There are still several Duranta 'Gold Mound' and Jasmine shrubs have either died or are dying back in the center median. The die back in shrubs should be trimmed back and dead shrubs removed completely.(pic.5a>>,5b>>,5c>>)



Hidden Creek Blvd/Daisy Meadow Loop



<<3a



<<3b



4. Large bed weeds are present in all areas throughout property. High visibility areas such as entrance beds and beds around mailbox area need to be kept as weed free as possible.(pic.4a,4b)



4a



4b

5. Please instruct crews to trim grasses evenly. This is not only for plant health but aesthetics as well.(pic.5>>)

6. Drip irrigation around mailboxes on Daisy Meadow Loop are still broken and in need of repair.(pic.6>>)

7. I observed Application Placards in some of the beds. There was no sign of weed die back. Do we know what was done and when?



Rizzetta & Company
Professionals in Community Management

Daisy Meadow Loop Mailbox Area/Northern Perimeter

8. Crews should be instructed to hard edge all storm drain grates, manhole covers and irrigation boxes to prevent weeds and debris from clogging or hiding utility areas.(8a>,8b>,8c>)
9. Along the North side perimeter, as you approach the school athletic field from the East, there is a line of bed space that looks to be unmaintained for a while.(pic.9a>>,9b>>)
10. In that same area, the gate leading from CDD property on the outer perimeter to CDD property around retention pond Tract 'B-3', is being blocked by athletic equipment.(pic.10>>)



Northwest Perimeter/Hidden Creek Blvd./Daisy Meadow Loop

<<9a



<<9b



<<10

**CDD
PROPERTY**

SCHOOL



11. Lodge poles on trees that are no longer doing what they are supposed to, should either be fixed or removed completely. (pic.11a[Daisy Meadow Loop], 11b[Hidden Creek Blvd and Eastbrook Ave])

11a



11b



12. Area between Ornamental bed and retention pond, adjacent to the mailboxes on Daisy Meadow loop must be line trimmed.(pic.12>>)

13. Along the Southeast perimeter, invasive plant material is growing over onto CDD property from the conservation area and should be trimmed back. (pic.13a>>, 13b>>, 13c>>>, 13d>>>)



Rizzetta & Company
Professionals in Community Management

Southwest Perimeter/Northwest Perimeter/Back of Buttonweed Trail



14. Along the Northwest perimeter, where there is massive erosion between the retention pond and fence, I observed that the school had paved the area up to the fence without adding any drains on this side. This may be causing water to flow right to this area.(pic.14>>)

15. Along the back side of Buttonweed Trail, between the two retention ponds, there is a round bail that has been there for a while. Has a decision been made to leave this?(pic.15>>)



Rizzetta & Company
Professionals in Community Management

Northwest Perimeter/Back of Buttonweed Trail



Rizzetta & Company
Professionals in Community Management

Tab 2



CDD Labor Rates

(January 1, 2026 – September 30, 2026)

<u>Classification</u>	<u>Rates</u>
Principal	\$240
Project Manager I	\$210
Project Manager II	\$180
Senior Engineer	\$190
Project Engineer	\$150
Engineer	\$120
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$120
Designer	\$100
Senior Engineering Technician	\$90
Engineering Technician	\$70
Field Manager	\$135
Senior Inspector	\$120
Inspector	\$80
Clerical	\$50

Tab 3



UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 3, 2026 at 10:00am
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

**District
Manager's
Report**

January 6

2026

H
I
D
D
E
N

C
R
E
E
K

N
O
R
T
H

<u>FINANCIAL SUMMARY</u>	<u>11/30/2025</u>
General Fund Cash & Investment Balance:	\$313,750
Reserve Fund Cash & Investment Balance:	\$59,265
Debt Service Fund & Investment Balance:	<u>\$304,763</u>
Total Cash and Investment Balances:	\$677,778
General Fund Expense Variance: \$11,107	Under Budget



Rizzetta & Company

Hidden Creek North Community Development District

**Financial Statements
(Unaudited)**

November 30, 2025

Prepared by: Rizzetta & Company, Inc.

hiddencreeknorthcdd.org
rizzetta.com

Hidden Creek North Community Development District
Balance Sheet
As of 11/30/2025
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	313,750	0	7,704	321,453	0	0
Investments	0	59,265	297,059	356,325	0	0
Accounts Receivable	350,912	197,769	367,381	916,062	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	672,144
Amount To Be Provided Debt Service	0	0	0	0	0	5,002,856
Total Assets	665,143	257,034	672,144	1,594,321	10,912,279	5,675,000
Liabilities						
Accounts Payable	18,461	0	0	18,461	0	0
Accrued Expenses	2,880	0	0	2,880	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,675,000
Total Liabilities	21,341	0	0	21,341	0	5,675,000
Fund Equity & Other Credits						
Beginning Fund Balance	336,273	58,632	536,355	931,259	0	0
Investment In General Fixed Assets	0	0	0	0	10,912,279	0
Net Change in Fund Balance	307,529	198,402	135,789	641,721	0	0
Total Fund Equity & Other Credits	643,802	257,034	672,144	1,572,980	10,912,279	0
Total Liabilities & Fund Equity	665,143	257,034	672,144	1,594,321	10,912,279	5,675,000

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	53	53
Special Assessments				
Tax Roll	372,281	372,281	374,552	2,271
Total Revenues	372,281	372,281	374,605	2,324
Expenditures				
Legislative				
Supervisor Fees	13,000	2,167	0	2,167
Total Legislative	13,000	2,167	0	2,167
Financial & Administrative				
Accounting Services	21,067	3,511	3,511	0
Administrative Services	5,268	878	878	0
Arbitrage Rebate Calculation	550	550	0	550
Assessment Roll	5,852	5,852	5,852	0
Auditing Services	3,500	0	0	0
Dissemination Agent	5,000	833	833	0
District Engineer	19,440	3,240	2,163	1,077
District Management	23,526	3,921	3,921	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,205	701	701	0
Legal Advertising	3,200	533	201	333
Miscellaneous Mailings	1,000	167	0	166
Public Officials Liability Insurance	3,405	3,405	3,209	196
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	4,000	2,917	583	2,334
Website Hosting, Maintenance, Backup & E	4,000	1,937	400	1,537
Total Financial & Administrative	104,338	28,620	22,427	6,193
Legal Counsel				
District Counsel	25,000	4,167	2,634	1,533
Total Legal Counsel	25,000	4,167	2,634	1,533
Electric Utility Services				
Utility - Street Lights	16,000	2,667	2,319	347
Utility Services	1,300	216	142	75
Total Electric Utility Services	17,300	2,883	2,461	422
Water-Sewer Combination Services				
Utility - Reclaimed	3,000	500	447	53
Total Water-Sewer Combination Services	3,000	500	447	53
Stormwater Control				
Aquatic Maintenance	26,500	4,417	2,952	1,465
Stormwater Assessments	500	83	0	83
Stormwater Monitoring & Maintenance	1,600	267	0	267
Total Stormwater Control	28,600	4,767	2,952	1,815

See Notes to Unaudited Financial Statements

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Other Physical Environment				
Entry & Walls Maintenance & Repair	1,000	167	0	167
Field Services	10,200	1,700	0	1,700
General Liability Insurance	4,663	4,663	3,922	741
Irrigation Repair	20,220	3,370	0	3,370
Landscape - Mulch	10,000	1,666	0	1,666
Landscape Maintenance	105,000	17,500	29,229	(11,729)
Property Insurance	1,223	1,223	754	469
Well Maintenance	1,000	167	0	167
Total Other Physical Environment	153,306	30,456	33,905	(3,449)
Road & Street Facilities				
Sidewalk Maintenance & Repair	2,000	333	0	333
Street Sign Repair & Replacement	5,000	834	0	834
Total Road & Street Facilities	7,000	1,167	0	1,167
Contingency				
Miscellaneous Contingency	20,737	3,456	2,250	1,206
Total Contingency	20,737	3,456	2,250	1,206
Total Expenditures	372,281	78,183	67,076	11,107
Total Excess of Revenues Over(Under) Expenditures	0	294,098	307,529	13,431
Fund Balance, Beginning of Period	0	0	336,273	336,273
Total Fund Balance, End of Period	0	294,098	643,802	349,704

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	633	633
Special Assessments				
Tax Roll	197,769	197,769	197,769	0
Total Revenues	197,769	197,769	198,402	633
Expenditures				
Contingency				
Capital Outlay	197,769	197,769	0	197,769
Total Contingency	197,769	197,769	0	197,769
Total Expenditures	197,769	197,769	0	197,769
Total Excess of Revenues Over(Under) Ex- penditures	0	0	198,402	198,402
Fund Balance, Beginning of Period	0	0	58,632	58,632
Total Fund Balance, End of Period	0	0	257,034	257,034

283 Debt Service Fund S2019A-H & A2 **Hidden Creek North Community Development District**

Statement of Revenues and Expenditures

As of 11/30/2025
(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,524	3,524
Special Assessments				
Tax Roll	381,688	381,688	383,209	1,521
Total Revenues	381,688	381,688	386,733	5,045
Expenditures				
Debt Service				
Interest	256,688	256,688	125,944	130,744
Principal	125,000	125,000	125,000	0
Total Debt Service	381,688	381,688	250,944	130,744
Total Expenditures	381,688	381,688	250,944	130,744
Total Excess of Revenues Over(Under) Ex- penditures	0	0	135,789	135,789
Fund Balance, Beginning of Period	0	0	536,355	536,355
Total Fund Balance, End of Period	0	0	672,144	672,144

See Notes to Unaudited Financial Statements

HIDDEN CREEK NORTH CDD**Investment Summary****November 30, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u>
		<u>November 30, 2025</u>
Valley National Bank	Governemntal Checking	\$ 59,265
	Total Reserve Fund Investments	\$ 59,265
Regions Bank 2019A-1 Revenue	Goldman Sachs Financial Square Funds	\$ 104,845
Regions Bank 2019A-1 Reserve	Goldman Sachs Financial Square Funds	192,109
Regions Bank 2019A-1 Interest	Goldman Sachs Financial Square Funds	41
Regions Bank 2019A-1 Principal	Goldman Sachs Financial Square Funds	16
Regions Bank 2019A-1 Sinking Fund	Goldman Sachs Financial Square Funds	42
Regions Bank 2019A-1 General Redemption	Goldman Sachs Financial Square Funds	6
	Total Debt Service Fund Investments	\$ 297,059

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/R Ledger
From 11/01/2025 to 11/30/2025

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
283, 2340	283-001	283 General Fund Collector	Pasco County Tax AR00002922	12110	10/01/2025	350,912.29
Sum for 283, 2340						350,912.29
283, 2341	283-200	283 Debt Service Fund S2019A-1 & A-2	Pasco County Tax Collector	AR00002922	12110	10/01/2025
Sum for 283, 2341						367,380.87
283, 2925	283-005	283 Reserve Fund Collector	Pasco County Tax AR00002922	12110	10/01/2025	197,769.00
Sum for 283, 2925						197,769.00
Sum for 283						916,062.16
Sum Total						916,062.16

See Notes to Unaudited Financial Statements

Hidden Creek North Community Development District
Summary A/P Ledger
From 11/01/2025 to 11/30/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
283, 2340					
283 General Fund	11/01/2025	Aquatic Weed Control, Inc.	115583	Aquatic Maintenance 11/25	1,476.00
283 General Fund	11/21/2025	Duke Energy	112125-91008611524	Electric Services 11/25 3 ACH	1,159.57
283 General Fund	11/01/2025	Duke Energy	110625-91008611546	Electric Services 10/25 7 ACH	30.80
283 General Fund	11/01/2025	Duke Energy	110725-91012446536	Electric Services 10/25 5 ACH	20.45
283 General Fund	11/01/2025	Duke Energy	110725-91019013564	Electric Services 10/25 0 ACH	18.35
283 General Fund	11/01/2025	Juniper Landscaping of Florida, LLC	367800	Landscape Replacement 11/25	103.09
283 General Fund	11/01/2025	Juniper Landscaping of Florida, LLC	367394	Fertilizer, Insect & Disease 11/25	1,014.40
283 General Fund	11/01/2025	Juniper Landscaping of Florida, LLC	365790	Landscape Maintenance 11/25	6,869.97
283 General Fund	11/26/2025	Juniper Landscaping of Florida, LLC	370282	Landscape Maintenance 12/25	6,869.97
283 General Fund	11/26/2025	Juniper Landscaping of Florida, LLC	369431	Fertilizer, Insect & Disease 11/25	683.48
283 General Fund	11/21/2025	Pasco County Utilities	112125-23490370	Water Services 10/25 ACH	215.13
Sum for 283, 2340					18,461.21
Sum for 283					18,461.21
Sum Total					18,461.21

Hidden Creek North Community Development District
Notes to Unaudited Financial Statements
November 30, 2025

Balance Sheet

1. Trust statement activity has been recorded through 11/30/2025.
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.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY 25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payments for Invoice #AR00002922 totaling \$169,762.17 were received in December 2025.
6. Reserve Fund – Payment for Invoice #AR00002922 in the amount of \$197,769.00 was received in December 2025
7. Debt Service Fund – Payments for Invoice #AR00002922 totaling \$246,088.06 were received in December 2025.

Tab 4



December 11, 2025

Mr. Darryl Adams – District Manager
Ms. Natasha Betancourt
Rizzetta & Company
c/o Hidden Creek North Community Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

EMAIL DELIVERY (PDF)

Email: darryla@rizzetta.com; NBetancourt@rizzetta.com
Invoice to: cddinvoice@rizzetta.com

**RE: Proposal of Services and Fees
Professional Environmental Consulting Services – Water Use Permit (New)**

Project Name: Hidden Creek
Permittee: Hidden Creek North Community Development District
Pasco County – 5 and 6 / Township 26 South / Range 21 East
Water Use Permit (WUP) No. 20 011852.004

Mr. Adams / Ms. Betancourt,

Ardurra is pleased to present the following proposal for professional environmental consulting services associated with the above referenced project for Water Use Permit compliance related matters.

Scope of Work:

Ardurra proposes to provide Ecological Consulting Services associated with the above referenced property for the following compliance related activities associated with Water Use Permit (WUP) No. 20 011852.004 (beginning from January 1, 2026, through December 31, 2026 calendar year) with the Southwest Florida Water Management District (District). Tasks are anticipated to include the following:

- a) Bi-monthly (once every two months) flow meter readings from groundwater DID No. 5 required pursuant to Special Conditions 15, 16 and Exhibit B of the above referenced WUP will be conducted on-site by Ardurra staff for Ardurra's tabulation and submittal to the District covering the periods from January 1, 2026 through December 31, 2026.
- b) Monthly or bi-monthly (once every month or every two months) flow meter readings from reclaimed water DID No. 4 required pursuant to Special Conditions 15, 16 and Exhibit B of the above referenced WUP will be provided in the form of invoices sufficient to determine a gallons per month usage on reclaimed water as provided from Hidden Creek North Community Development District (CDD) and/or by Rizzetta Company representatives on behalf of Hidden Creek North CDD who will provide electronic copies to Ardurra for Ardurra's tabulation and submittal to the District covering the periods from January 1, 2026 through December 31, 2026.
- c) Bi-monthly (once every two months) data summary update on water use provided to Hidden Creek North CDD and/or Rizzetta Company representatives by Ardurra covering the periods from January 1, 2026, through December 31, 2026.



- d) One 'Irrigation Water Use Form' as required pursuant to Special Condition No. 8 and 14 of the above referenced WUP will be prepared and submitted by Ardurra to the District at the District's request in the event of non-compliance covering the 2026 calendar year.
- e) Conducting one (1) WUP flowmeter accuracy test (*required once every five years*) for groundwater DID No. 5, past due in **February 2025**, as required pursuant to Special Conditions 1, 16, and Exhibit B of the above referenced WUP will be performed in the field (*while the pumps are running*) by a certified flowmeter representative through Ardurra and submitted to the District; (*Please contact Pasco County Utilities for their responsibilities and oversight to conduct and perform the flowmeter calibration test on reclaimed water DID No. 4 flowmeter, also past due February 2025.*)
- f) Coordination with District agency staff, as necessary.
- g) Attendance on a total of up to six (6) site visits for the 2026 calendar year to collect data, which may include attendance with either the client, client representative(s) and/or District agency staff, if necessary.
- h) General coordination with client, CDD management staff, irrigation management staff, design engineer, and/or other designated individuals, as necessary.

Cost:

The referenced tasks will be billed monthly based on the above Scope of Work as relative to WUP No. 20 011852.004, which include the compliance data collection tasks listed above through the 2026 calendar year, can all be accomplished for a **not-to-exceed cost of \$6,420**.

This scope of work is compliance specific to Hidden Creek as contained within WUP 20 011852.004 as listed above under the Scope of Work. This scope of work does not include additional compliance related tasks such as a conducting a flowmeter calibration test on Pasco County Utilities reclaimed water DID No. 4 flowmeter; a Remedial Action Plan or other such similar compliance plan; other compliance/enforcement related actions outside this scope to be brought into compliance with or by the District; District legal action(s); investigating the feasibility of tailwater recovery; Homeowner Association meeting attendance and/or presentation(s); and/or if other non-specific compliance related tasks which are not listed above are required and/or requested beyond the Scope of Work listed above, then additional fees and services will be coordinated ahead of time with 'Hidden Creek North Community Development District' and/or its representatives with agreement to be billed at the current time and materials rate in addition to the assessed costs above on which the services are performed. In addition, if mutually agreed, a separate proposal for additional services can be provided to the client prior to initiating these services.

This work will begin upon receipt of an executed proposal.

Duration of Contract:

The cost estimates provided in this proposal may be relied upon for up to sixty (60) days beyond the date of this proposal. Once accepted, the terms of this agreement shall remain in effect for a twelve (12) month period.

**Termination:**

Termination of this agreement shall be effective with 30 days prior written notice by either party or immediately by mutual agreement by both parties. However, termination shall not be effective until all fees due are paid.

Compensation:

Invoices will be submitted to the client as tasks are completed. Submitted invoices are payable upon receipt. Unpaid balances over thirty (30) days will be assessed a 1.5% nominal monthly finance charge, compounded monthly until payment is made in full. Ardurra reserves the right to stop work on any project that remains unpaid over 30 days. If collection efforts are required, client agrees to pay reasonable attorney's fees and court costs.

Authorization:

If the submitted scope of work addendum and fees are acceptable, please sign below and return one fully executed copy to our office.

Signature: _____

Date: _____

Name: _____

Title: _____

Company: _____

Phone: _____

Email Address: _____

Invoicing Address: _____, _____, _____
(street) (city) (state) (zip)

We appreciate the opportunity to offer our professional services on this project. If you have any questions concerning this proposal, please do not hesitate to contact me by email at ecraig@ardurra.com or by phone at **941-320-8914**.

Sincerely,

Edward M. Craig^{IV}, CPSS

Senior Project Manager / Senior Scientist / Certified Professional Soil Scientist



December 12, 2025

Mr. Darryl Adams – District Manager
Ms. Natasha Betancourt
Rizzetta & Company
c/o Hidden Creek North Community Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

EMAIL DELIVERY (PDF)

Email: darryla@rizzetta.com -and- NBetancourt@rizzetta.com
Invoice to: cddinvoice@rizzetta.com

**RE: Proposal of Services and Fees
Professional Environmental Consulting Services – Water Use Permit (New)**
Project Name: Hidden Creek
Permittee: Hidden Creek North Community Development District
Pasco County – 5 and 6 / Township 26 South / Range 21 East
Water Use Permit (WUP) No. 20 011852.004

Mr. Adams / Ms. Betancourt,

Ardurra is pleased to present the following proposal for professional environmental consulting services associated with the above referenced project for Water Use Permit compliance related matters.

Scope of Work:

Ardurra proposes to provide Ecological Consulting Services associated with the above referenced property for the following compliance related activities associated with Water Use Permit (WUP) No. 20 011852.004 (beginning from January 1, 2026, through December 31, 2026 calendar year) with the Southwest Florida Water Management District (District). Tasks are anticipated to include the following:

- a) Monthly flow meter readings from groundwater DID No. 5 required pursuant to Special Conditions 15, 16 and Exhibit B of the above referenced WUP will be conducted on-site by Ardurra staff for Ardurra's tabulation and submittal to the District covering the periods from January 1, 2026 through December 31, 2026.
- b) Monthly flow meter readings from reclaimed water DID No. 4 required pursuant to Special Conditions 15, 16 and Exhibit B of the above referenced WUP will be provided in the form of invoices sufficient to determine a gallons per month usage on reclaimed water as provided from Hidden Creek North Community Development District (CDD) and/or by Rizzetta Company representatives on behalf of Hidden Creek North CDD who will provide electronic copies to Ardurra for Ardurra's tabulation and submittal to the District covering the periods from January 1, 2026 through December 31, 2026.
- c) Monthly data summary update on water use provided to Hidden Creek North CDD and/or Rizzetta Company representatives by Ardurra covering the periods from January 1, 2026, through December 31, 2026.



- d) One 'Irrigation Water Use Form' as required pursuant to Special Condition No. 8 and 14 of the above referenced WUP will be prepared and submitted by Ardurra to the District at the District's request in the event of non-compliance covering the 2026 calendar year.
- e) Conducting one (1) WUP flowmeter accuracy test (*required once every five years*) for groundwater DID No. 5, past due in **February 2025**, as required pursuant to Special Conditions 1, 16, and Exhibit B of the above referenced WUP will be performed in the field (*while the pumps are running*) by a certified flowmeter representative through Ardurra and submitted to the District; (*Please contact Pasco County Utilities for their responsibilities and oversight to conduct and perform the flowmeter calibration test on reclaimed water DID No. 4 flowmeter, also past due February 2025.*)
- f) Coordination with District agency staff, as necessary.
- g) Attendance on a total of up to twelve (12) site visits for the 2026 calendar year to collect data, which may include attendance with either the client, client representative(s) and/or District agency staff, if necessary.
- h) General coordination with client, CDD management staff, irrigation management staff, design engineer, and/or other designated individuals, as necessary.

Cost:

The referenced tasks will be billed monthly based on the above Scope of Work as relative to WUP No. 20 011852.004, which include the compliance data collection tasks listed above through the 2026 calendar year, can all be accomplished for a **not-to-exceed cost of \$11,970**.

This scope of work is compliance specific to Hidden Creek as contained within WUP 20 011852.004 as listed above under the Scope of Work. This scope of work does not include additional compliance related tasks such as a conducting a flowmeter calibration test on Pasco County Utilities reclaimed water DID No. 4 flowmeter; a Remedial Action Plan or other such similar compliance plan; other compliance/enforcement related actions outside this scope to be brought into compliance with or by the District; District legal action(s); District legal action(s); investigating the feasibility of tailwater recovery; Homeowner Association meeting attendance and/or presentation(s); and/or if other non-specific compliance related tasks which are not listed above are required and/or requested beyond the Scope of Work listed above, then additional fees and services will be coordinated ahead of time with 'Hidden Creek North Community Development District' and/or its representatives with agreement to be billed at the current time and materials rate in addition to the assessed costs above on which the services are performed. In addition, if mutually agreed, a separate proposal for additional services can be provided to the client prior to initiating these services.

This work will begin upon receipt of an executed proposal.

Duration of Contract:

The cost estimates provided in this proposal may be relied upon for up to sixty (60) days beyond the date of this proposal. Once accepted, the terms of this agreement shall remain in effect for a twelve (12) month period.

**Termination:**

Termination of this agreement shall be effective with 30 days prior written notice by either party or immediately by mutual agreement by both parties. However, termination shall not be effective until all fees due are paid.

Compensation:

Invoices will be submitted to the client as tasks are completed. Submitted invoices are payable upon receipt. Unpaid balances over thirty (30) days will be assessed a 1.5% nominal monthly finance charge, compounded monthly until payment is made in full. Ardurra reserves the right to stop work on any project that remains unpaid over 30 days. If collection efforts are required, client agrees to pay reasonable attorney's fees and court costs.

Authorization:

If the submitted scope of work addendum and fees are acceptable, please sign below and return one fully executed copy to our office.

Signature: _____

Date: _____

Name: _____

Title: _____

Company: _____

Phone: _____

Email Address: _____

Invoicing Address: _____, _____, _____
(street) (city) (state) (zip)

We appreciate the opportunity to offer our professional services on this project. If you have any questions concerning this proposal, please do not hesitate to contact me by email at ecraig@ardurra.com or by phone at **941-320-8914**.

Sincerely,

Edward M. Craig^{IV}, CPSS

Senior Project Manager / Senior Scientist / Certified Professional Soil Scientist



An Equal Opportunity Employer

Southwest Florida Water Management District

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

February 12, 2021

Hidden Creek North Community Development District
Attn: James Harvey
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Subject: Transfer of Water Use Permit No. 20011852.003

Dear Mr. Harvey:

The Water Use Permit referenced above has been transferred. Please note that the transfer of the Water Use Permit only authorizes continuance of the activities currently listed in the permit. Any changes to the withdrawals, use type, or water use must be approved through a Water Use Permit Modification application prior to the changes. Please be advised the Permittee is responsible for compliance with all terms of the permit including the Special and Standard Conditions listed in the Permit. This includes any data reporting such as meter readings, pumpage, water quality, or water levels as well as any water conservation or feasibility analysis. In the event a water shortage order is declared, the District may modify the permit. Additionally, the permit may be subject to any new rules adopted by the District.

If you have any questions or concerns regarding your permit or any other information, please contact Veronica Buccieri, at extension 2085, in the Tampa Service Office, Water Use Permit Bureau.

Sincerely,

Veronica Buccieri
WUP Intern
Water Use Permit Bureau
Regulation Division

Enclosures: Copy of Transferred Permit
cc: File of Record

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
WATER USE PERMIT
Individual
PERMIT NO. 20 011852.003

PERMIT ISSUE DATE: **February 07, 2020**

EXPIRATION DATE: **February 07, 2040**

The Permittee is responsible for submitting an application to renew this permit no sooner than one year prior to the expiration date, and no later than the end of the last business day before the expiration date, whether or not the Permittee receives prior notification by mail. Failure to submit a renewal application prior to the expiration date and continuing to withdraw water after the expiration date is a violation of Chapter 373, Florida Statutes, and Chapter 40D-2, Florida Administrative Code, and may result in a monetary penalty and/or loss of the right to use the water. Issuance of a renewal of this permit is contingent upon District approval.

TYPE OF APPLICATION: **Renewal**

GRANTED TO:
KLP Hidden Creek, LP / Attn: J. Harvey
14025 Riversedge Drive, Suite 175
Tampa, FL 33637

Transferred On: February 12, 2021
To: Hidden Creek North Community
Development District
Attn: James Harvey
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
Expiration Date: February 07, 2040
New Permit No: 20011852.004

PROJECT NAME: **Hidden Creek**

WATER USE CAUTION AREA(S): **Northern Tampa Bay**

COUNTY: **Pasco**

TOTAL QUANTITIES AUTHORIZED UNDER THIS PERMIT (in gallons per day)

ANNUAL AVERAGE	17,200 gpd
PEAK MONTH ¹	209,200 gpd

1 Peak Month: Average daily use during the highest water use month.

ABSTRACT:

This is a renewal of an existing permit for landscape/recreational use. The permittee meets their irrigation demand primarily through the use of reclaimed water. The total authorized quantities have decreased from those previously permitted. The annual average demand decreased from 203,000 gallons per day (gpd) to 66,800 gpd and the peak month demand decreased from 512,000 gpd to 209,200 gpd. The reduction in total demand is due to a reduction in the irrigated acreage from approximately 91 acres to approximately 35 acres. There is no change in Use Type from the previous permit. These demand quantities were established using the District's irrigation allotment calculation program, AGMOD. In the event that reclaimed water is temporarily unavailable, a groundwater quantity of 17,200 gpd is authorized by this permit. This quantity assumes loss of the reclaimed water supply for 30 days during the peak month period. A standby groundwater quantity of 49,600 gpd is also authorized by this permit. This permit is located within the Northern Tampa Bay Water Use Caution Area and relies primarily on alternative water supply (AWS) to meet demand.

Special conditions include those which require the Permittee to record and report monthly meter readings and pumpage from all withdrawal points, modify the permit to reflect incorporation of any new sources of water, perform meter accuracy checks every five years, incorporate water conservation and best management practices, comply with irrigation allotments and submit a well completion report once District ID No. 5 is completed.

WATER USE TABLE (in gpd)

<u>USE</u>	<u>ANNUAL AVERAGE</u>	<u>PEAK MONTH</u>
Landscape/Recreation	66,800	209,200

USES AND IRRIGATION ALLOCATION RATE TABLE

<u>CROP/USE TYPE</u>	<u>IRRIGATED ACRES</u>	<u>IRRIGATION METHOD</u>	<u>STANDARD IRRIGATION RATE</u>
Lawn & Landscape	31.30	Sprinkler Over Plant	25.70"/yr.
Lawn & Landscape	3.50	Drip Without Plastic	26.90"/yr.

WITHDRAWAL POINT QUANTITY TABLE

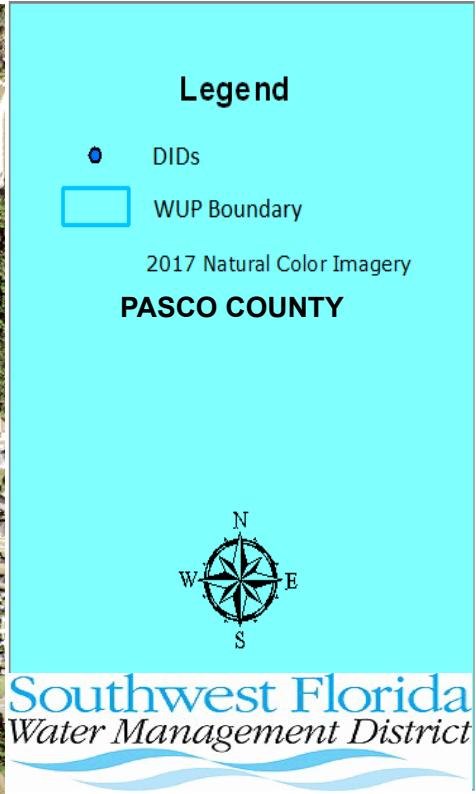
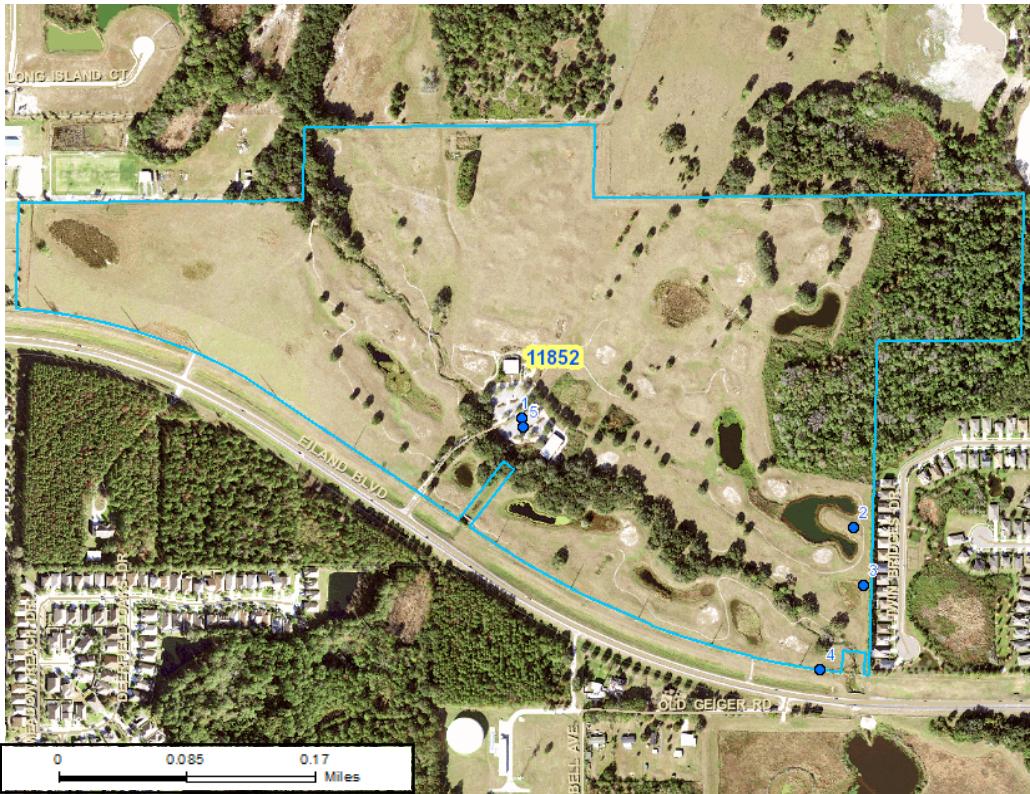
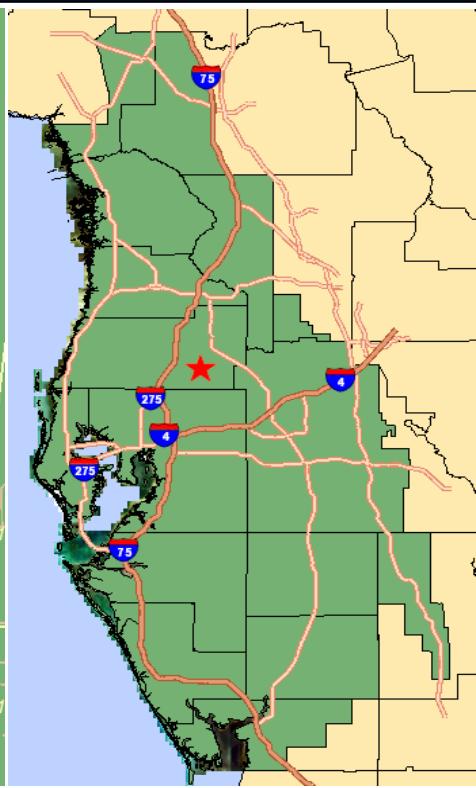
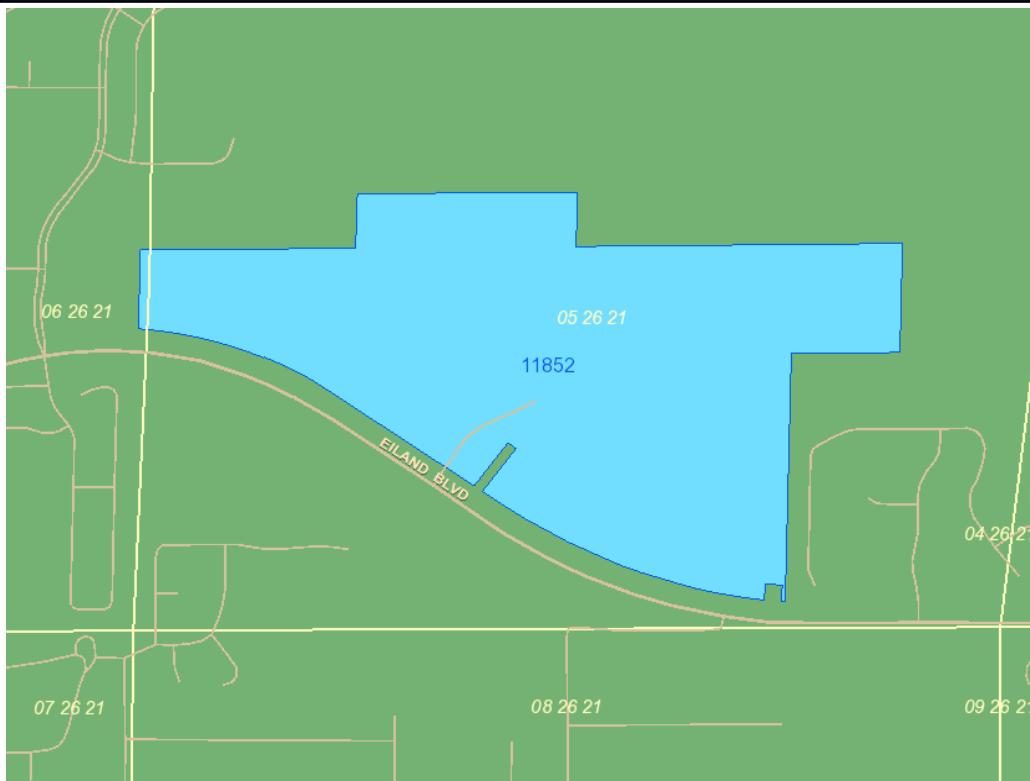
Water use from these withdrawal points are restricted to the quantities given below :

<u>I.D. NO.</u>	<u>DEPTH</u>			<u>USE DESCRIPTION</u>	<u>AVERAGE</u>	<u>PEAK</u>
<u>PERMITTEE/ DISTRICT</u>	<u>DIAM (in.)</u>	<u>TTL./CSD.FT.</u>	<u>(feet b/s)</u>		<u>(gpd)</u>	<u>MONTH (gpd)</u>
4 / 4	8	N/A / N/A		Irrigation	66,800	209,200
5 / 5	6	500 / 160		Irrigation	17,200	209,200

WITHDRAWAL POINT LOCATION TABLE

<u>DISTRICT I.D. NO.</u>	<u>LATITUDE/LONGITUDE</u>
4	28° 14' 41.90"/82° 13' 34.90"
5	28° 14' 52.81"/82° 13' 50.13"

Location Map
KLP Hidden Creek, LP / Attn: J. Harvey
WUP No. 20 011852.003



STANDARD CONDITIONS:

The Permittee shall comply with the Standard Conditions attached hereto, incorporated herein by reference as Exhibit A and made a part hereof.

SPECIAL CONDITIONS:

1. All reports and data required by condition(s) of the permit shall be submitted to the District according to the due date(s) contained in the specific condition. If the condition specifies that a District-supplied form is to be used, the Permittee should use that form in order for their submission to be acknowledged in a timely manner. The only alternative to this requirement is to use the District Permit Information Center (www.swfwmd.state.fl.us/permits/epermitting/) to submit data, plans or reports online. There are instructions at the District website on how to register to set up an account to do so. If the report or data is received on or before the tenth day of the month following data collection, it shall be deemed as a timely submittal.

All mailed reports and data are to be sent to:

Southwest Florida Water Management District
Tampa Service Office, Water Use Permit Bureau
7601 U.S. Hwy. 301 North
Tampa, Florida 33637-6759

Submission of plans and reports: Unless submitted online or otherwise indicated in the special condition, the original and two copies of each plan and report, such as conservation plans, environmental analyses, aquifer test results, per capita annual reports, etc. are required.

Submission of data: Unless otherwise indicated in the special condition, an original (no copies) is required for data submittals such as crop report forms, meter readings and/or pumpage, rainfall, water level, evapotranspiration, or water quality data.

(499)

2. The Permittee shall construct the proposed wells according to the surface diameter and casing depth specifications below. The casing shall be continuous from land surface to the minimum depth stated and is specified to prevent the unauthorized interchange of water between different water bearing zones. However, it is the Permittee's responsibility to have the water in the well sampled during well construction, before completion of the well. Such sampling is necessary to ensure that the well does not encounter water quality that cannot be utilized by the Permittee, and to ensure that withdrawals from the well will not cause salt-water intrusion. All depths given are in feet below land surface. For Well Construction requirements see Exhibit B, Well Construction Instructions, attached to and made part to this permit.

District ID No. 5, Permittee ID No. 5 having a surface diameter of 6 inches, with a minimum casing depth of 160 feet.

(240)

3. The Permittee shall evaluate the feasibility of improving the efficiency of the current irrigation system or converting to a more efficient system. This condition includes implementation of the improvement(s) or conversion when determined to be operationally and economically feasible.(296)
4. The Permittee shall implement a leak detection and repair program as an element of an ongoing system maintenance program. This program shall include a system-wide inspection at least once per year.(309)
5. The Permittee shall incorporate best water management practices, specifically including but not limited to irrigation practices, as recommended for the permitted activities in reports and publications by the IFAS.(312)
6. The Permittee shall limit daytime irrigation to the greatest extent practicable to reduce losses from evaporation. Daytime irrigation for purposes of system maintenance, control of heat stress, crop protection, plant establishment, or for other reasons which require daytime irrigation are permissible; but should be limited to the minimum amount necessary as indicated by best management practices.

(331)

7. Within 90 days of the replacement of any or all withdrawal quantities from ground water or surface water bodies with an Alternative Water Supply, the Permittee shall apply to modify this permit to place equal quantities of permitted withdrawals from the ground and/or surface water resource on standby. The standby quantities can be used in the event that some or all of the alternative source is not available.(363)
8. The Permittee shall not exceed the quantity determined by multiplying the total irrigated acres by the total allocated inches per irrigated acre per season for each crop type. An irrigated acre, hereafter referred to as "acre," is defined as the gross acreage under cultivation, including areas used for water conveyance such as ditches, but excluding uncultivated areas such as wetlands, retention ponds, and perimeter drainage ditches.

Allocated inches per irrigated acre per season per crop for field preparation/crop establishment and supplemental irrigation (excluding nurseries, which are permitted on a case-by-case basis) are based on the minimum assigned efficiency standards listed below. These minimum standards shall remain in effect until modified by rule.

Crops existing as of March 1, 1991 in the original NTB WUCA and as of July 1, 2008 in the expanded NTB WUCA: citrus, strawberries or row crops (with drip or un-mulched, non-seepage irrigation) at 75% irrigation efficiency; other crops at 60% irrigation efficiency.

New crops since March 1, 1991 in the original NTB WUCA, and since July 1, 2008 in the expanded NTB WUCA: citrus, strawberries and row crops (with drip or un-mulched, non-seepage irrigation) at 80% irrigation efficiency; other crops at 70% irrigation efficiency.

Field preparation/crop establishment shall be applied at 60% efficiency in all cases.

Compliance with allocated quantities shall be determined by comparing actual use to the calculated quantities for each individual crop on a per season basis. Seasonal crops will be compared on a seasonal basis (e.g. spring tomato requirements based on the calculated inches per season), and perennial crops will be compared on an annual basis (e.g. citrus requirements based on the calculated inches per year).

(424)

9. The Permittee shall use Alternative Water Supplies in lieu of non-Alternative Water Supplies to the greatest extent practical, based on economic, environmental and technical feasibility.(551)
10. Any wells not in use, and in which pumping equipment is not installed shall be capped or valved in a water tight manner in accordance with Chapter 62-532.500, F.A.C.(568)
11. By August 1st, 2020, District ID No. 2, Permittee ID No. 2, shall be properly abandoned (plugged bottom to top) by a licensed water well contractor in accordance with Chapter 62-532.500(4), F.A.C., under a Well Abandonment Permit issued by the District unless an extension of time is granted by the Water Use Permit Bureau Chief.(582)
12. The Permittee shall submit a copy of the well completion reports to the District's Water Use Permit Bureau, within 30 days of each well completion.(583)
13. In the event that an alternative water supply (AWS) for which there are standby quantities permitted on this permit become wholly or partially unavailable, insufficient or unsuitable, the permittee shall access permitted standby quantities as follows depending upon the length of time the AWS is not available, sufficient or suitable. At no time will the Permittee utilize standby quantities to exceed authorized use or an authorized irrigation allocation rate on this permit.

Less than 30 days: No District notification is required if the AWS is unavailable, insufficient, or unsuitable for the 30-day period or less. The Permittee may access permitted standby quantities to meet authorized use or an authorized irrigation allocation rate from the date of the first loss up to 30 days.

Greater than 30 days but less than one year: The Permittee shall notify the District in writing within 45 days of the first day the AWS became unavailable, insufficient or unsuitable. The notification shall

identify the standby withdrawal sources that were or will be activated, and the Permittee shall continue to submit written notification monthly for each subsequent 30-day period where the standby delivery of AWS is unavailable, insufficient or unsuitable, for up to one year from the date of first loss, insufficiency, or unsuitability. The Permittee may access permitted standby quantities to meet authorized use or an authorized irrigation allocation rate from the date of the first loss up to one year. If the loss of the AWS exceeds one year, the Permittee shall apply for a Letter of Modification to reinstate the standby quantities as active quantities, subject to all requirements of Rule 40D-2.331(2), F.A.C.

Permanent Loss: Upon verbal or written notice from an alternative water supply provider that delivery of all or part of the alternative water supply is to permanently cease, the Permittee shall submit information to the District explaining the reason(s) for the cessation. If the cessation was not caused by actions of the Permittee and is beyond the control of the Permittee, the Permittee shall apply for a letter modification to reinstate the standby quantities as active quantities.

(598)

14. The Permittee shall comply with allocated irrigation quantities, which are determined by multiplying the total irrigated acres by the total allocated inches per acre per season per actual crop grown. If the allocated quantities are exceeded, upon request by the District, the Permittee shall submit a report that includes reasons why the allocated quantities were exceeded, measures taken to attempt to meet the allocated quantities, and a plan to bring the permit into compliance. The District will evaluate information submitted by Permittees who exceed their allocated quantities to determine whether the lack of achievement is justifiable and a variance is warranted. The report is subject to approval by the District; however, justification for exceeding the allowed withdrawal quantity does not constitute a waiver of the District's authority to enforce the terms and conditions of the permit.(651)
15. The following existing, reclaimed water inflow lines shall continue to be maintained and operated with non-resettable, totalizing flow meter(s) or other flow measuring device(s) as approved by the Water Use Permit Bureau Chief: District ID No. 4, Permittee ID No. 4. Monthly meter reading and reporting, as well as meter accuracy checks every five years shall be in accordance with instructions in Exhibit B, Metering Instructions, attached to and made part of this permit.(701)
16. The following proposed withdrawal facilities shall be metered within 90 days of completion of construction of the facilities: District ID No. 5, Permittee ID No. 5. Monthly meter reading and reporting, as well as meter accuracy checks every five years shall be in accordance with instructions in Exhibit B, Metering Instructions, attached to and made part of this permit.(718)

40D-2
Exhibit A

WATER USE PERMIT STANDARD CONDITIONS

1. With advance notice to the Permittee, District staff with proper identification shall have permission to enter, inspect, collect samples, take measurements, observe permitted and related facilities and collect and document any information deemed necessary to determine compliance with the approved plans, specifications and conditions of this permit. The Permittee shall either accompany District staff onto the property or make provision for access onto the property.
2. When necessary to analyze impacts to the water resource or existing users, the District shall require the Permittee to install flow metering or other measuring devices to record withdrawal quantities and submit the data to the District.
3. A District identification tag shall be prominently displayed at each withdrawal point that is required by the District to be metered or for which withdrawal quantities are required to be reported to the District, by permanently affixing the tag to the withdrawal facility.
4. The Permittee shall mitigate any adverse impact to environmental features or offsite land uses as a result of withdrawals. When adverse impacts occur or are imminent, the District shall require the Permittee to mitigate the impacts. Examples of adverse impacts include the following:
 - A. Significant reduction in levels or flows in water bodies such as lakes, impoundments, wetlands, springs, streams or other watercourses; or
 - B. Damage to crops and other vegetation causing financial harm to the owner; and
 - C. Damage to the habitat of endangered or threatened species.
5. The Permittee shall mitigate any adverse impact to existing legal uses caused by withdrawals. When adverse impacts occur or are imminent, the District may require the Permittee to mitigate the impacts. Adverse impacts include:
 - A. A reduction in water levels which impairs the ability of a well to produce water;
 - B. Significant reduction in levels or flows in water bodies such as lakes, impoundments, wetlands, springs, streams or other watercourses; or
 - C. Significant inducement of natural or manmade contaminants into a water supply or into a usable portion of an aquifer or water body.
6. Permittee shall notify the District in writing within 30 days of any sale, transfer, or conveyance of ownership or any other loss of permitted legal control of the Project and / or related facilities from which the permitted consumptive use is made. Where Permittee's control of the land subject to the permit was demonstrated through a lease, the Permittee must either submit documentation showing that it continues to have legal control or transfer control of the permitted system / project to the new landowner or new lessee. All transfers of ownership are subject to the requirements of Rule 40D-1.6105, F.A.C. Alternatively, the Permittee may surrender the consumptive use permit to the District, thereby relinquishing the right to conduct any activities under the permit.
7. All withdrawals authorized by this WUP shall be implemented as conditioned by this permit, including any documents submitted as part of the permit application incorporated by reference in a permit condition. This permit is subject to review and modification, enforcement action, or revocation, in whole or in part, pursuant to Section 373.136 or 373.243, F.S.
8. This permit does not convey to the Permittee any property rights or privileges other than those specified herein, nor relieve the Permittee from complying with any applicable local government, state, or federal law, rule, or ordinance.
9. The Permittee shall cease or reduce surface water withdrawal as directed by the District if water levels in lakes fall below the applicable minimum water level established in Chapter 40D-8, F.A.C., or rates of flow in streams fall below the minimum levels established in Chapter 40D-8, F.A.C.
10. The Permittee shall cease or reduce withdrawal as directed by the District if water levels in aquifers fall below the minimum levels established by the Governing Board.

11. A Permittee may seek modification of any term of an unexpired permit. The Permittee is advised that section 373.239, F.S., and Rule 40D-2.331, F.A.C., are applicable to permit modifications.
12. The Permittee shall practice water conservation to increase the efficiency of transport, application, and use, as well as to decrease waste and to minimize runoff from the property. At such time as the Governing Board adopts specific conservation requirements for the Permittee's water use classification, this permit shall be subject to those requirements upon notice and after a reasonable period for compliance.
13. The District may establish special regulations for Water-Use Caution Areas. At such time as the Governing Board adopts such provisions, this permit shall be subject to them upon notice and after a reasonable period for compliance.
14. Nothing in this permit should be construed to limit the authority of the District to declare a water shortage and issue orders pursuant to chapter 373, F.S. In the event of a declared water shortage, the Permittee must adhere to the water shortage restrictions, as specified by the District. The Permittee is advised that during a water shortage, reports shall be submitted as required by District rule or order.
15. This permit is issued based on information provided by the Permittee demonstrating that the use of water is reasonable and beneficial, consistent with the public interest, and will not interfere with any existing legal use of water. If, during the term of the permit, it is determined by the District that a statement in the application and in the supporting data are found to be untrue and inaccurate, the use is not reasonable and beneficial, in the public interest, or does impact an existing legal use of water, the Governing Board shall modify this permit or shall revoke this permit following notice and hearing, pursuant to sections 373.136 or 373.243, F.S. The Permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
16. All permits are contingent upon continued ownership or legal control of all property on which pumps, wells, diversions or other water withdrawal facilities are located.

Exhibit B
Instructions

METERING INSTRUCTIONS

The Permittee shall meter withdrawals from surface waters and/or the ground water resources, and meter readings from each withdrawal facility shall be recorded on a monthly basis within the last week of the month. The meter reading(s) shall be reported to the Water Use Permit Bureau on or before the tenth day of the following month for monthly reporting frequencies. For bi-annual reporting, the data shall be recorded on a monthly basis and reported on or before the tenth day of the month following the sixth month of recorded data. The Permittee shall submit meter readings online using the Permit Information Center at www.swfwmd.state.fl.us/permits/epermitting/ or on District supplied scanning forms unless another arrangement for submission of this data has been approved by the District. Submission of such data by any other unauthorized form or mechanism may result in loss of data and subsequent delinquency notifications. Call the Water Use Permit Bureau in Tampa at (813) 985-7481 if difficulty is encountered.

The meters shall adhere to the following descriptions and shall be installed or maintained as follows:

1. The meter(s) shall be non-resettable, totalizing flow meter(s) that have a totalizer of sufficient magnitude to retain total gallon data for a minimum of the three highest consecutive months permitted quantities. If other measuring device(s) are proposed, prior to installation, approval shall be obtained in writing from the Water Use Permit Bureau Chief.
2. The Permittee shall report non-use on all metered standby withdrawal facilities on the scanning form or approved alternative reporting method.
3. If a metered withdrawal facility is not used during any given month, the meter report shall be submitted to the District indicating the same meter reading as was submitted the previous month.
4. The flow meter(s) or other approved device(s) shall have and maintain an accuracy within five percent of the actual flow as installed.
5. Meter accuracy testing requirements:
 - A. For newly metered withdrawal points, the flow meter installation shall be designed for inline field access for meter accuracy testing.
 - B. The meter shall be tested for accuracy on-site, as installed according to the Flow Meter Accuracy Test Instructions in this Exhibit B, every five years in the assigned month for the county, beginning from the date of its installation for new meters or from the date of initial issuance of this permit containing the metering condition with an accuracy test requirement for existing meters.
 - C. The testing frequency will be decreased if the Permittee demonstrates to the satisfaction of the District that a longer period of time for testing is warranted.
 - D. The test will be accepted by the District only if performed by a person knowledgeable in the testing equipment used.
 - E. If the actual flow is found to be greater than 5% different from the measured flow, within 30 days, the Permittee shall have the meter re-calibrated, repaired, or replaced, whichever is necessary. Documentation of the test and a certificate of re-calibration, if applicable, shall be submitted within 30 days of each test or re-calibration.
6. The meter shall be installed according to the manufacturer's instructions for achieving accurate flow to the specifications above, or it shall be installed in a straight length of pipe where there is at least an upstream length equal to ten (10) times the outside pipe diameter and a downstream length equal to two (2) times the outside pipe diameter. Where there is not at least a length of ten diameters upstream available, flow straightening vanes shall be used in the upstream line.
7. Broken or malfunctioning meter:
 - A. If the meter or other flow measuring device malfunctions or breaks, the Permittee shall notify the District within 15 days of discovering the malfunction or breakage.
 - B. The meter must be replaced with a repaired or new meter, subject to the same specifications given above, within 30 days of the discovery.
 - C. If the meter is removed from the withdrawal point for any other reason, it shall be replaced with another meter having the same specifications given above, or the meter shall be reinstalled within 30 days of its removal from the withdrawal. In either event, a fully functioning meter shall not be off the withdrawal point for more than 60 consecutive days.
8. While the meter is not functioning correctly, the Permittee shall keep track of the total amount of time the withdrawal point was used for each month and multiply those minutes times the pump capacity (in gallons per minute) for total gallons. The estimate of the number of gallons used each month during that period shall be submitted on District scanning forms and noted as estimated per instructions on the form. If the data is submitted

by another approved method, the fact that it is estimated must be indicated. The reason for the necessity to estimate pumpage shall be reported with the estimate.

9. In the event a new meter is installed to replace a broken meter, it and its installation shall meet the specifications of this condition. The permittee shall notify the District of the replacement with the first submittal of meter readings from the new meter.

FLOW METER ACCURACY TEST INSTRUCTIONS

1. **Accuracy Test Due Date** - The Permittee is to schedule their accuracy test according to the following schedule:

- A. For existing metered withdrawal points, add five years to the previous test year, and make the test in the month assigned to your county.
- B. For withdrawal points for which metering is added for the first time, the test is to be scheduled five years from the issue year in the month assigned to your county.
- C. For proposed withdrawal points, the test date is five years from the completion date of the withdrawal point in the month assigned to your county.
- D. For the Permittee's convenience, if there are multiple due-years for meter accuracy testing because of the timing of the installation and/or previous accuracy tests of meters, the Permittee can submit a request in writing to the Water Use Permit Bureau Chief for one specific year to be assigned as the due date year for meter testing. Permittees with many meters to test may also request the tests to be grouped into one year or spread out evenly over two to three years.
- E. The months for accuracy testing of meters are assigned by county. The Permittee is requested but not required to have their testing done in the month assigned to their county. This is to have sufficient District staff available for assistance.

January	Hillsborough
February	Manatee, Pasco
March	Polk (for odd numbered permits)*
April	Polk (for even numbered permits)*
May	Highlands
June	Hardee, Charlotte
July	None or Special Request
August	None or Special Request
September	Desoto, Sarasota
October	Citrus, Levy, Lake
November	Hernando, Sumter, Marion
December	Pinellas

* The permittee may request their multiple permits be tested in the same month.

2. **Accuracy Test Requirements:** The Permittee shall test the accuracy of flow meters on permitted withdrawal points as follows:

- A. The equipment water temperature shall be set to 72 degrees Fahrenheit for ground water, and to the measured water temperature for other water sources.
- B. A minimum of two separate timed tests shall be performed for each meter. Each timed test shall consist of measuring flow using the test meter and the installed meter for a minimum of four minutes duration. If the two tests do not yield consistent results, additional tests shall be performed for a minimum of eight minutes or longer per test until consistent results are obtained.
- C. If the installed meter has a rate of flow, or large multiplier that does not allow for consistent results to be obtained with four- or eight-minute tests, the duration of the test shall be increased as necessary to obtain accurate and consistent results with respect to the type of flow meter installed.
- D. The results of two consistent tests shall be averaged, and the result will be considered the test result for the meter being tested. This result shall be expressed as a plus or minus percent (rounded to the nearest one-tenth percent) accuracy of the installed meter relative to the test meter. The percent accuracy indicates the deviation (if any), of the meter being tested from the test meter.

3. **Accuracy Test Report:** The Permittees shall demonstrate that the results of the meter test(s) are accurate by submitting the following information within 30 days of the test:

- A. A completed Flow Meter Accuracy Verification Form, Form LEG-R.101.00 (5/14) for each flow meter tested. This form can be obtained from the District's website (www.watermatters.org) under "ePermitting and Rules" for Water Use Permits.

- B. A printout of data that was input into the test equipment, if the test equipment is capable of creating such a printout;
- C. A statement attesting that the manufacturer of the test equipment, or an entity approved or authorized by the manufacturer, has trained the operator to use the specific model test equipment used for testing;
- D. The date of the test equipment's most recent calibration that demonstrates that it was calibrated within the previous twelve months, and the test lab's National Institute of Standards and Testing (N.I.S.T.) traceability reference number.
- E. A diagram showing the precise location on the pipe where the testing equipment was mounted shall be supplied with the form. This diagram shall also show the pump, installed meter, the configuration (with all valves, tees, elbows, and any other possible flow disturbing devices) that exists between the pump and the test location clearly noted with measurements. If flow straightening vanes are utilized, their location(s) shall also be included in the diagram.
- F. A picture of the test location, including the pump, installed flow meter, and the measuring device, or for sites where the picture does not include all of the items listed above, a picture of the test site with a notation of distances to these items.

WELL CONSTRUCTION INSTRUCTIONS

All wells proposed to be constructed shall be drilled and constructed as specified below:

1. All well casing (including liners and/or pipe) must be sealed to the depth specified in the permit condition.
2. The proposed well(s) shall be constructed of materials that are resistant to degradation of the casing/grout due to interaction with the water of lesser quality. A minimum grout thickness of two (2) inches is required on wells four (4) inches or more in diameter.
3. A minimum of twenty (20) feet overlap and two (2) centralizers is required for Public Supply wells and all wells six (6) inches or more in diameter.
4. Any variation from estimated, maximum or minimum total depths; maximum or minimum casing depths; well location or casing diameter specified in the condition requires advanced approval by the Water Use Permit Bureau Chief, or the Well Construction Section Manager.
5. The Permittee is notified that a proposal to significantly change any of these well construction specifications may require permit modification if the District determines that such a change would result in significantly greater withdrawal impacts than those considered for this Permit.
6. The finished well casing depth shall not vary from these specifications by greater than ten (10) percent unless advance approval is granted by the Water Use Permit Bureau Chief, or the Well Construction Section Manager.

Darrin W. Herbst, P.G.

Authorized Signature
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

This permit, issued under the provision of Chapter 373, Florida Statues and Florida Administrative Code 40D-2, authorizes the Permittee to withdraw the quantities outlined above, and may require various activities to be performed by the Permittee as described in the permit, including the Special Conditions. The permit does not convey to the Permittee any property rights or privileges other than those specified herein, nor relieve the Permittee from complying with any applicable local government, state, or federal law, rule, or ordinance.

Tab 5

**Hidden Creek North Community Development District
Minutes of Meeting
Page 1**

MINUTES OF MEETING

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

HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

The regular meetings of Hidden Creek North Community Development District were held on **Tuesday, December 2, 2025, at 10:05 a.m.** at the offices of Rizzetta & Company Inc., located at 5844 Old Pasco Road, Wesley Chapel, FL 33544.

Present were:

Edward Schill	Chairman
Jamie Schill	Assistant Secretary
Ebony Bennett	Assistant Secretary
Michael Hunt	Assistant Secretary

Also present were:

Daryl Adams
Matthew Mironchik
Jose Garcia
Mike Eckert
Alex Solano
Lauralee Bishop
Matthew Gerich
Robert Dvorak

District Manager, Rizzetta & Co. Inc.
LIS, Rizzetta & Co
Vice Chairman (via conference call)
District Counsel, Kutak Rock
Aquatic Weed Control
Juniper Account Manager (via conference call)
Juniper Branch Manager
BDI Engineering

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Adams called the meeting to order at 10:00 a.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS

AUDIENCE COMMENTS

There were no audience comments at this time.

THIRD ORDER OF BUSINESS

STAFF REPORTS

A. Landscape Inspection Services

1. Presentation of Field Inspection

Mr. Mironchik introduced himself as the new

Mr. Mirchandani introduced himself as the new Field Services Analyst and presented his report.

Hidden Creek North Community Development District
Minutes of Meeting
Page 2

48 **2. Update on Street Tree Project**

49 The Board discussed the street tree project and discussed the next phase. An email
50 will be sent to the residents when it's time for the next phase of the tree project.

51 **B. Aquatic Maintenance**

52 **1. Presentation of AWC Aquatics Reports**

53 Mr. Solano reviewed and presented his report.

54 **C. District Counsel**

55 No report was provided.

56 **D. District Engineer**

57 Mr. Dvorak introduced himself and presented his report, noting that the Swiftmud
58 certification is due in April 2026. The Board asked him to gather proposals to address
59 the erosion, and he will prepare a report and issue an RFP.

60 **E. District Manager**

61 **1. Presentation of District Manager Report and Monthly Financials**

62 Mr. Adams reviewed his report and monthly financials. He also reminded the Board that
63 the next meeting is scheduled for January 6, 2026, at 10:00 a.m.

64 **2. Presentation of 3rd Quarter Website Audit**

65 Mr. Adams reviewed the 3rd Quarter website audit and reported that no issues were
66 found.

67 **FOURTH ORDER OF BUSINESS**

BUSINESS ITEMS

68 **A. Consideration of Fountain Proposal for Pond 3**

69 The Board reviewed and discussed the proposal for the fountain. The Board asked for a
70 revised proposal and more proposals.

71 **B. Consideration of Resolution 2026-01; General Election & Notice**

72 On a Motion by Mr. Schill, seconded by Ms. Hunt, with all in favor, the Board of Supervisors
73 approved the Resolution 2026-01, General Election & Notice, for the Hidden Creek North
74 Community Development District.

75 **FIFTH ORDER OF BUSINESS**

BUSINESS ADMINISTRATION

76 **A. Consideration of Minutes of the Board of Supervisors Meeting
77 held on September 2, 2025**

78 The Board requested corrections.

79 Line 52 – Points are incorrect

80 Line 54 – Motion Box is incorrect

81 Line 63 – Michael name is misspelled

**Hidden Creek North Community Development District
Minutes of Meeting
Page 3**

On a Motion by Mr. Schill, seconded by Ms. Schill, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on September 2, 2025, as presented, for the Hidden Creek North Community Development District.

89
90 **B. Consideration of Operation and Maintenance Expenditures August 2025,**
91 **September 2025 and October 2025**

92
On a Motion by Mr. Bennett, seconded by Mr. Schill, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for August 2025 (\$19,743.55), September 2025 (\$24,870.36), October 2025 (\$37,553.71), for the Hidden Creek North Community Development District.

93
94 **SIXTH ORDER OF BUSINESS**

SUPERVISOR REQUESTS

95 There were no supervisor requests at this time.

96
97 **SEVENTH ORDER OF BUSINESS**

ADJOURNMENT

98
99 Mr. Adams stated that if there were no further business to come before the Board,
100 a motion to adjourn the meeting would be in order.

101
On a motion by Mr. Schill, seconded by Mr. Hunt, with all in favor, the Board of Supervisors adjourned the meeting at 11:01 a.m. for the Hidden Creek North Community Development District.

102
103
104
105
106
107 Secretary/Assistant Secretary

Chairman/Vice Chairman