



FY 2026 APPROVE TENTATIVE BUDGET

at 6.9.2025 meeting

STATEMENT 1
HIDDEN CREEK CDD
FY 2026 APPROVE TENTATIVE BUDGET

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 03.31.2025	FY 2026 APPROVE TENTATIVE BUDGET	VARIANCE FY 2025-2026
I. REVENUE								
GENERAL FUND REVENUE - ON-ROLL	\$ 560,755	\$ 771,779	\$ 973,485	\$ 1,155,698	\$ 1,303,573	\$ 1,216,627	\$ 1,482,951	179,378
GENERAL FUND REVENUE - OFF-ROLL					-		-	-
O&M ASSESSMENTS/EXCESS FEES	2,169	72,442	7,880	9,458				-
LOT CLOSINGS - OFF ROLL O&M	31,980	8,711	11,055	148,553				-
DEVELOPER- OFF ROLL	303,215	117,409	262,784					-
DEVELOPER FUNDING - INTERIM OPERATING					100,000			(100,000)
SOIUTHSHORE BAY CLUB - ROADWAY				1,800	1,800	900	1,800	-
SOUTHSHORE BAY CLUB - GATE ATTENDANTS				16,128	16,200	8,064	16,200	-
INSURANCE PROCEEDS				22,725				-
ROADWAY MAINTENANCE RESERVE				18,000				-
FUNDS TRANSFER INCOME		22,155						-
HURRICANE INSURANC PROCEEDS			20,341					-
MISCELLANEOUS REVENUE	9,065	736	1,579	167	-		-	-
TOTAL REVENUE	907,184	993,232	1,277,124	1,372,529	1,421,573	1,225,591	1,500,951	79,378
II. EXPENDITURES								
ADMINISTRATIVE								
SUPERVISORS COMPENSATION	1,655	6,100	3,993	2,800	12,000	5,600	12,000	-
PAYROLL TAXES	122	107	306	214	918	428	918	-
PAYROLL SERVICES	199	100	652	350	715	600	715	-
MANAGEMENT CONSULTING SERVICES	22,000	23,666	24,000	26,000	30,500	15,250	30,500	-
CONSTRUCTION ACCOUNTING SERVICE	4,000	4,000	4,000	4,500	-	-	-	-
PLANNING & COORDINATION SERVICES	36,000	36,000	36,000	24,000	24,000	12,000	24,000	-
ADMINISTRATIVE SERVICES	7,500	9,261	7,683	7,500	7,500	3,750	7,500	-
BANK FEES	149		-	-	120	-	120	-
MISCELLANEOUS	2,813	639	1,073	-	500	-	500	-
AUDITING SERVICES	2,500	2,964	-	6,800	4,600	-	4,600	-
TRAVEL PER DIEM		-	219	274	200	151	300	100
INSURANCE	20,554	21,086	26,192	29,623	59,840	23,330	75,000	15,160
REGULATORY AND PERMIT FEES	175	200	175	175	175	175	175	-

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MASS MAILING	3,014	1,965	3,824			-	4,000	4,000
LEGAL ADVERTISEMENTS	10,498	1,210	893	1,878	1,500	475	1,500	-
ENGINEERING SERVICES	17,843	2,417	514	5,704	12,000	2,858	12,000	-
LEGAL SERVICES		43,139	21,648	13,601	15,000	16,111	25,000	10,000
WEBSITE DEVELOPMENT AND HOSTING	1,515	2,015	2,515	2,015	2,015	1,765	2,015	-
MISCELLANEOUS CONTINGENCY		334	563	1,838	20,000	1,112	20,000	-
TOTAL ADMINISTRATIVE	130,537	155,204	134,250	127,272	191,583	83,605	220,843	29,260
DEBT ADMINISTRATION								
ARBITRAGE	650	650	1,600	950	950	475	950	-
DISSEMINATION AGENT	6,500	6,500	6,500	7,750	8,000	8,750	8,000	-
DEVELOPER FUNDING - INTERIM OEPRATING		-	-	-	100,000	-	-	(100,000)
TRUSTEE FEES	19,072	13,550	9,489	8,912	8,296	6,540	9,262	966
TOTAL DEBT ADMINISTRATION	26,222	20,700	17,589	17,612	117,246	15,765	18,212	(99,034)
PHYSICAL ENVIRONMENT								
WATER	13,322	5,818	55,340	35,930	58,000	6,695	58,000	-
ELECTRICITY	30,762	36,183	52,468	46,670	61,200	18,217	61,200	-
LANDSCAPE MAINTENANCE	206,061	260,577	253,970	206,364	245,916	92,958	245,916	-
LANDSCAPE - MISCELLANEOUS		260				-		-
LANDSCAPE - MULCH	3,638	15,652		11,948	16,000	-	45,000	29,000
LANDSCAPE - MULCH FOR TOT LOT						-	15,000	15,000
LANDSCAP MAINT- BUSH HOG MOWING	1,280	4,548				-		-
LANDSCAPE REPLENISHMENT	6,066	35,629	7,957	3,782	30,000	44,087	60,000	30,000
PALM TRIMMING					15,000	-	14,000	(1,000)
IRRIGATION REPAIR & MAINTENANCE	7,018	3,860	32,653	12,854	7,500	11,931	30,000	22,500
IRRIGATION - OTHER		1,526	240	15,341		-		-
PONDS - AQUATICS MAINTENANCE	15,629	32,826	36,168	34,718	35,693	17,965	37,240	1,547
PONDS - EROSION REPAIR	1,936				10,000	-	20,000	10,000
PONDS -- STOCKING AND PLANT INSTALL		318			3,000	-	3,000	-
FOUNTAIN MAINTENANCE & REPAIR			3,280	338	7,500	10,382	15,000	7,500
PONDS LANDSCAPE MAINTENANCE	27,848				-	-	-	-

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	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 03.31.2025	FY 2026 APPROVE TENTATIVE BUDGET	VARIANCE FY 2025-2026
STREETLIGHTS	207,994	257,694	280,200	285,650	281,400	140,700	290,460	9,060
ENTRANCE MONUMENT MAINTENANCE	14,300	11,700	15,600	15,746	21,600	12,599	21,600	-
COMPREHENSIVE FIELD SERVICES	13,896	14,491	13,316	15,000	15,000	7,500	15,000	-
AMENITY MANAGEMENT		3,558	7,500	5,000	5,000	2,500	5,000	-
PET WASTE REMOVAL	2,425	3,545	3,382	3,307	5,060	1,756	3,900	(1,160)
PEST CONTROL						-	900	900
GATE MAINTENANCE & MONTHLY MONITORING	8,407	15,329	8,413	15,855	7,000	25,901	9,000	2,000
GATE CLICKERS	33,155	-	1,900	5,360	6,000	3,800	6,000	-
FRONT GATE ATTENDANTS	17,548	95,314	114,720	161,280	162,000	80,640	162,000	-
SERURITY SERVICE						-	23,760	23,760
ENTRANCE GATE CAMERA MAINTENANCE	7,140	10,824	2,064	1,750	24,875	8,990	3,920	(20,955)
GATE- OTHER		510				-		-
HOLIDAY LIGHTING	7,500	12,238	4,738	9,475	12,000	9,475	30,000	18,000
REPAIRS & MAINTENANCE	7,821	23,833	39,960		1,000	1,950	-	(1,000)
ROADWAY MAINTENANCE RESERVE				18,000	18,000	18,000	18,000	-
CONSERVATION MAINTENANCE					8,000	-	8,000	-
MAINTENANCE SERVICE					6,000	-	-	(6,000)
INTERNET EXPENSE			340	2,034		-		-
UNBUDGETED EXPENSE			30,296			-		-
CONTINGENCY	15,088	29,800	119,089	56,900	50,000	5,504	60,000	10,000
TOTAL PHYSICAL ENVIRONMENT	648,834	876,031	1,083,594	963,302	1,112,744	521,550	1,261,896	149,152
TOTAL EXPENDITURES	805,593	1,051,935	1,235,433	1,108,186	1,421,573	620,920	1,500,951	79,378
III. FUND BALANCE								
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	101,591	(58,703)	41,691	264,343	-	604,671	-	-
FUND BALANCE - BEGINNING	7,643	109,234	50,531	92,222	374,565	374,565	392,565	
TRANSFER IN FUND BALANCE RESERVE				18,000	18,000		18,000	
FUND BALANCE - ENDING	\$ 109,234	\$ 50,531	\$ 92,222	\$ 374,565	\$ 392,565	\$ 979,236	\$ 410,565	\$ -

Footnote:

a.) The Developer will enter into an O&M deficit funding agreement for the FY 2025-2026 budget to cover any shortfalls in the FY 2025-2026 budget. The developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

**STATEMENT 2
HIDDEN CREEK CDD
FY 2025-2026 PROPOSED O&M ASSESSMENT ALLOCATION**

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

Approx Lot Width	Units	ERU	Total ERU	% ERU
22' (Townhome) (a)	148	0.45	66.60	11.32%
40'	277	0.80	221.60	37.67%
50'	300	1.00	300.00	51.00%
Total	725		588.20	100.00%

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

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

	Total	TWO (AA)	ONE (PL)
AR = TOTAL EXPENDITURES - NET /(a):	\$ 1,482,951.26	\$ 201,177.31	\$ 1,281,773.95
Plus: Early Payment Discount (4.0%)	\$ 63,104.31	\$ 8,560.74	\$ 54,543.57
Plus: County Collection Charges (2.0%)	\$ 31,552.15	\$ 4,280.37	\$ 27,271.79
Total Expenditures - GROSS	\$ 1,577,607.72	\$ 214,018.41	\$ 1,363,589.31
Total ERU:	\$ 979.20	\$ 391.00	\$ 588.20
Total AR / ERU - GROSS (as if all On-Roll):	\$ 1,611.12	\$ 547.36	\$ 2,318.24
Total AR / ERU - NET:	\$ 1,514.45	\$ 514.52	\$ 2,179.15

[a]

[b]

[a] / [b]

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

3. Proposed FY 2026 Allocation of AR (as if all On-Roll) /(a)

Approx Lot Width	Units	Assigned ERU	Net O&M Assmt/Unit	Total Gross Net Assmt	Gross O&M Assmt/Unit	Total Gross O&M Assmt
22'	148	0.45	\$ 980.62	\$ 145,131.15	\$ 1,043.21	\$ 154,394.85
40'	277	0.80	\$ 1,743.32	\$ 482,898.86	\$ 1,854.59	\$ 513,722.19
50'	300	1.00	\$ 2,179.15	\$ 653,743.94	\$ 2,318.24	\$ 695,472.28
Active Adult Units	391	1.00	\$ 514.52	\$ 201,177.31	\$ 547.36	\$ 214,018.41
Total	1,116			\$ 1,482,951.26		\$ 1,577,607.72

4. Adopted FY 2025 Allocation of AR (as if all On-Roll) /(a)

Approx Lot Width	Units	Assigned ERU	Net O&M Assmt/Unit	Total Gross Net Assmt	Gross O&M Assmt/Unit	Total Gross O&M Assmt
22'	148	0.45	\$ 863.30	\$ 127,767.94	\$ 918.40	\$ 135,923.34
40'	277	0.80	\$ 1,534.75	\$ 425,125.77	\$ 1,632.71	\$ 452,261.46
50'	300	1.00	\$ 1,918.44	\$ 575,531.27	\$ 2,040.89	\$ 612,267.31
Active Adult Units	391	1.00	\$ 447.95	\$ 175,150.01	\$ 476.55	\$ 186,329.80
Total	1,116			\$ 1,303,575.00		\$ 1,386,781.91

5. Difference per Lot between Adopted FY 2025 and Proposed FY 2026

Approx Lot Width	Assigned ERU	Net Difference	Net Percent Increase	Per Month
22'	0.45	\$ 117.32	13.59%	\$ 9.78
40'	0.80	\$ 208.57	13.59%	\$ 17.38
50'	1.00	\$ 260.71	13.59%	\$ 21.73
Active Adult Units	1.00	\$ 66.57	14.86%	\$ 5.55
Total				

**STATEMENT 3
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT OF CONTRACT
ADMINISTRATIVE:			
SUPERVISORS COMPENSATION		Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 4 Board Members per Meeting , 8 Meetings Considered.	\$12,000
PAYROLL TAXES		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll	\$918
PAYROLL SERVICES		Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$55 for the processing of payroll related to Supervisor compensation	\$715
MANAGEMENT CONSULTING SERVICES	Kai	The District received Management, Accounting and Assessment services as part of the District Management Agreement.	\$30,500
CONSTRUCTION ACCOUNTING SERVICE		Anticipated construction accounting costs	\$0
PLANNING, COORDINATING & CONTRACT SERVICE	Kai	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure	\$24,000
ADMINISTRATIVE SERVICES	Kai	The District receives administrative services as part of the agreement, approximates \$500 monthly	\$7,500
BANK FEES	Bank United	Fees associated with maintaining the District's bank accounts and the ordering of checks	\$120
MISCELLANEOUS		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	\$500
AUDITING SERVICES	DiBartolomeo	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$4,600
TRAVEL PER DIEM		Estimated for Supervisor travel to and from District meetings	\$300
INSURANCE	EGIS	The District's General Liability, Public Officials, and Property insurance is provided through EGIS Insurance and Risk Advisors, a firm specializing in coverage for governmental agencies. The budgeted amount is based on estimates received from EGIS and includes coverage for the tot lot, which is valued at \$330,000 (pending contract).	\$75,000
REGULATORY AND PERMIT FEES	State	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$175
MASS MAILING		Mailed notice fees	\$4,000
LEGAL ADVERTISEMENTS	Tampa Bay Times	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	\$1,500
ENGINEERING SERVICES	Stantec	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$12,000
LEGAL SERVICES	Straley, Robin Vericker	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.	\$25,000
WEBSITE DEVELOPMENT AND HOSTING	SchoolNow	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. SchoolNow - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$2,015

**STATEMENT 3
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT OF CONTRACT
MISCELLANEOUS		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	\$20,000
DEBT ADMINISTRATIVE:			
ARBITRAGE	LLS Solutions	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the bonds.	\$950
DISSIMINATION AGENT	Kai & DTS	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$8,000
DEVELOPER FUNDING - INTERIM OPERATING		The District will reimburse the developer for interim operating funding needs to bridge from October 1 - November 30 as needed. Amounts will be reimbursed based on actual amounts needed by the District	\$0
TRUSTEE FEES	US Bank	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is confirmed with Trustee for bond issuance	\$9,262
PHYSICAL ENVIRONMENT:			
WATER	Hillsborough County	The District contracts for water utility services to support operations within the community. The budget is based on the meter located at 16675 Lagoon Shore Blvd, with a current average monthly bill of \$1,102, totaling \$13,224 annually. An additional \$44,776 has been allocated to accommodate anticipated increases in water usage.	\$58,000
ELECTRICITY	TECO	The District contracts for electric utilities for Meters located at 16925 Trite Bend Street, 5329 Avid Reef, 504 Sailor Pines, 5108 & 5109 Jackel Chase, and 16620, 16671 and 16675 Lagoon Shore Blvd; Est \$2,375/mo. An additional \$32,700 has been included for new development.	\$61,200
LANDSCAPE MAINTENANCE	Florida Commercial Care	Basic services include mowing, edging, blowing, weed control, a comprehensive turf and ornamental agronomic program, and routine irrigation inspections. The total contract amount is \$186,000, which includes Addendum One for \$38,400 to cover additional basic services. An additional \$59,916 has been budgeted for special landscaping projects.	\$245,916
LANDSCAPE - MULCH	Florida Commercial Care	Mulch installation is contracted as an additional service at a rate of \$55 per yard, upon request. This includes coverage of all landscaped and common areas using pine bark and pine straw.	\$45,000
LANDSCAPE - MULCH FOR TOT LOT	Florida Commercial Care	Estimated mulch for tot lot.	\$15,000
LANDSCAPE REPLENISHMENT	Florida Commercial Care	The contract includes additional services upon request, with annuals priced at \$4.50 per plant and pine straw at \$12 per bale. The District has also budgeted for landscaping needs such as shrub, sod, annual, and tree replacement, as well as bush and tree removal, as needed. Quarterly annual changeouts are estimated at \$15,000 and may be used for annuals, shrubs, and other landscape enhancements.	\$60,000
PALM TRIMMING	Florida Commercial Care	The contract specifies that palm trimming is available for \$55 per palm.	\$14,000
IRRIGATION REPAIR & MAINTENANCE	Florida Commercial Care	Estimated for repairs and maintenance of the irrigation system. Maintenance wet checks included in Landscape but not the repairs themselves.	\$30,000
PONDS - AQUATICS MAINTENANCE	Steadfast	The District contracts for waterway management and maintenance services for Sites 1–6 and 10–29, covering a total of 25 ponds. Services include aquatic weed control, shoreline vegetation management, algae control, trash removal, littoral shelf maintenance, pond dye application, and routine visual inspections. An additional \$2,500 has been allocated to cover two ponds that were not included in the original contract.	\$37,240
PONDS - EROSION CONTROL		To be used for any erosion repairs throughout the District	\$20,000
PONDS -- STOCKING AND PLANT INSTALL	Steadfast	To maintain the organize health of the District's waterways the District considers Bream carp stocking and plant install	\$3,000
FOUNTAIN MAINTENANCE & REPAIR	Florida Fountain	This expense covers the routine maintenance and as-needed repair of the District's fountains to ensure proper operation and appearance.	\$15,000

**STATEMENT 3
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT OF CONTRACT
STREETLIGHTS	GigFiber	The District installs solar streetlights in the District. There are a total of 470 streetlights being serviced within the district at a rate of \$51.50 per month.	\$290,460
ENTRANCE MONUMENT MAINTENANCE	H2O Lagoon Solutions	Fountain maintenance is estimated at \$1,300 per month and includes water treatment and structural cleaning (excluding landscaping); an additional \$6,000 is budgeted for potential repairs.	\$21,600
COMPREHENSIVE FIELD SERVICES	Kai	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.	\$15,000
AMENITY MANAGEMENT	Kai	To address gate management and open park areas	\$5,000
PET WASTE REMOVAL	Scoopy Poopy Doo	Removal of pet waste, replace can liners, fill and pick up bags for 8 pet stations once weekly at \$325 per month	\$3,900
PEST CONTROL	NaturZone Pest Control	The District has a \$75 monthly contract with NaturZone Pest Control, totaling \$900 annually for pest management services	\$900
GATE MAINTENANCE & MONTHLY MONITORING	DC Integrations	The District has contracted DC Integrations at \$360 per quarter for cellular services and allocated \$4,980 for preventative maintenance.	\$9,000
GATE CLICKERS	DC Integrations	Estimated 200 clickers @ \$30 ea.	\$6,000
FRONT GATE ATTENDANTS	JCS Investigations	Security guard services, including 24/7 on-site uniformed security, emergency response, investigative services, and visitor verification. Contracted for 12 months at \$13,440 per month.	\$162,000
SECURITY SERVICE	JCS Investigations	Roving security patrol at \$1,980 per month, totaling \$23,760 annually.	\$23,760
ENTRANCE GATE CAMERA MAINTENANCE	Brighthouse	Monthly monitoring is \$160 month of entrance and exit gates and an additional \$2,000 for repairs	\$3,920
HOLIDAY LIGHTING	Trimmers Holiday Decorations	Holiday lighting -For FY 2026, and potential improvement of up lighting	\$30,000
REPAIRS & MAINTENANCE		As needed for signs and other items not listed above	\$0
ROADWAY MAINTENANCE		A reserve to be paid over the next 20 years as mandated by Hillsborough County for the replacement and resurfacing of the roads	\$18,000
CONSERVATION MAINTENANCE		Conservation east of pocket reel roundabout estimated annual maintenance	\$8,000
MAINTENANCE SERVICE		Annual cost to for maintenance service for handyman fixes onsite, trash pickup weekly.	\$0
CONTINGENCY		Additional for adding new landscaping, irrigation, ponds, or amenities for additional phases.	\$60,000
TOTAL EXPENDITURES			\$1,500,951

STATEMENT 4
HIDDEN CREEK CDD
FY 2026 APPROVE TENTATIVE BUDGET

	SERIES 2016A-1	SERIES 2019A-1	FY 2026 TOTAL
REVENUE			
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 408,577	\$ 308,152	\$ 716,729
SPECIAL ASSESSMENTS - OFF ROLL (NET)	-	-	-
LESS: EARLY PAYMENT DISCOUNT	(16,343)	(12,326)	(28,669)
TOTAL REVENUE	392,234	295,826	688,060
EXPENDITURES			
COUNTY - ASSESSMENT COLLECTION FEES	8,172	6,163	14,335
INTEREST EXPENSE			
May 1, 2026	140,781	102,706	243,488
November 1, 2026	140,781	102,706	243,488
PRINCIPAL PAYMENT			
November 1, 2026	100,000	80,000	180,000
TOTAL EXPENDITURES	389,734	291,576	681,310
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,500	4,250	6,750
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT	\$ 2,500	\$ 4,250	\$ 6,750

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

LOT WIDTH	LOTS	ERU	Total ERU	Adjusted % ERU	TOTAL ASSMTS	ASSMT / LOT
40'	198	0.8	158.4	45.5%	\$ 185,986	\$ 939.33
50'	193	1.0	193.0	54.5%	\$ 222,591	\$ 1,153.32
Total	391		351.4	100.0%	\$ 408,577	

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

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	148	0.50	74.0	28.3%	\$ 87,235	\$ 589.59
40'	113	0.80	90.4	34.6%	\$ 106,568	\$ 943.34
50'	97	1.0	97.0	37.1%	\$ 114,349	\$ 1,179.17
Total	358		261.4	100.0%	\$ 308,152	

STATEMENT 5
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-1 (ASSESSMENT AREA 1)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
5/1/2025	-		-	-		4,600,000
11/1/2025	95,000	6.00%	143,631	238,631	238,631	4,505,000
5/1/2026			140,781	140,781		4,505,000
11/1/2026	100,000	6.25%	140,781	240,781	381,563	4,405,000
5/1/2027			137,656	137,656		4,405,000
11/1/2027	105,000	6.25%	137,656	242,656	380,313	4,300,000
5/1/2028			134,375	134,375		4,300,000
11/1/2028	115,000	6.25%	134,375	249,375	383,750	4,185,000
5/1/2029			130,781	130,781		4,185,000
11/1/2029	120,000	6.25%	130,781	250,781	381,563	4,065,000
5/1/2030			127,031	127,031		4,065,000
11/1/2030	130,000	6.25%	127,031	257,031	384,063	3,935,000
5/1/2031			122,969	122,969		3,935,000
11/1/2031	135,000	6.25%	122,969	257,969	380,938	3,800,000
5/1/2032			118,750	118,750		3,800,000
11/1/2032	145,000	6.25%	118,750	263,750	382,500	3,655,000
5/1/2033			114,219	114,219		3,655,000
11/1/2033	155,000	6.25%	114,219	269,219	383,438	3,500,000
5/1/2034			109,375	109,375		3,500,000
11/1/2034	165,000	6.25%	109,375	274,375	383,750	3,335,000
5/1/2035			104,219	104,219		3,335,000
11/1/2035	175,000	6.25%	104,219	279,219	383,438	3,160,000
5/1/2036			98,750	98,750		3,160,000
11/1/2036	185,000	6.25%	98,750	283,750	382,500	2,975,000
5/1/2037			92,969	92,969		2,975,000
11/1/2037	195,000	6.25%	92,969	287,969	380,938	2,780,000
5/1/2038			86,875	86,875		2,780,000
11/1/2038	210,000	6.25%	86,875	296,875	383,750	2,570,000
5/1/2039			80,313	80,313		2,570,000
11/1/2039	220,000	6.25%	80,313	300,313	380,625	2,350,000
5/1/2040			73,438	73,438		2,350,000
11/1/2040	235,000	6.25%	73,438	308,438	381,875	2,115,000
5/1/2041			66,094	66,094		2,115,000
11/1/2041	250,000	6.25%	66,094	316,094	382,188	1,865,000
5/1/2042			58,281	58,281		1,865,000
11/1/2042	265,000	6.25%	58,281	323,281	381,563	1,600,000
5/1/2043			50,000	50,000		1,600,000
11/1/2043	280,000	6.25%	50,000	330,000	380,000	1,320,000
5/1/2044			41,250	41,250		1,320,000
11/1/2044	300,000	6.25%	41,250	341,250	382,500	1,020,000
5/1/2045			31,875	31,875		1,020,000
11/1/2045	320,000	6.25%	31,875	351,875	383,750	700,000
5/1/2046			21,875	21,875		700,000
11/1/2046	340,000	6.25%	21,875	361,875	383,750	360,000
5/1/2047			11,250	11,250		360,000
11/1/2047	360,000	6.25%	11,250	371,250	382,500	-
Total	\$ 4,600,000		\$ 4,049,881	\$ 8,649,881	\$ 8,649,881	

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

Max annual DS 384,063

STATEMENT 6
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A-1 ASSESSMENT AREA THREE

Period Ending	Principal	Interest	Debt Service	Annual Debt Service	Par Outstanding
05/01/2024	0	104,356	104,356		4,005,000
11/01/2024	80,000	104,356	184,356	288,713	3,925,000
05/01/2025	0	102,706	102,706		3,925,000
11/01/2025	80,000	102,706	182,706	285,413	3,845,000
05/01/2026	0	100,906	100,906		3,845,000
11/01/2026	85,000	100,906	185,906	286,813	3,760,000
05/01/2027	0	98,994	98,994		3,760,000
11/01/2027	90,000	98,994	188,994	287,988	3,670,000
05/01/2028	0	96,969	96,969		3,670,000
11/01/2028	95,000	96,969	191,969	288,938	3,575,000
05/01/2029	0	94,831	94,831		3,575,000
11/01/2029	100,000	94,831	194,831	289,663	3,475,000
05/01/2030	0	92,581	92,581		3,475,000
11/01/2030	100,000	92,581	192,581	285,163	3,375,000
05/01/2031	0	89,956	89,956		3,375,000
11/01/2031	105,000	89,956	194,956	284,913	3,270,000
05/01/2032	0	87,200	87,200		3,270,000
11/01/2032	115,000	87,200	202,200	289,400	3,155,000
05/01/2033	0	84,181	84,181		3,155,000
11/01/2033	120,000	84,181	204,181	288,363	3,035,000
05/01/2034	0	81,031	81,031		3,035,000
11/01/2034	125,000	81,031	206,031	287,063	2,910,000
05/01/2035	0	77,750	77,750		2,910,000
11/01/2035	130,000	77,750	207,750	285,500	2,780,000
05/01/2036	0	74,338	74,338		2,780,000
11/01/2036	140,000	74,338	214,338	288,675	2,640,000
05/01/2037	0	70,663	70,663		2,640,000
11/01/2037	145,000	70,663	215,663	286,325	2,495,000
05/01/2038	0	66,856	66,856		2,495,000
11/01/2038	155,000	66,856	221,856	288,713	2,340,000
05/01/2039	0	62,788	62,788		2,340,000
11/01/2039	160,000	62,788	222,788	285,575	2,180,000
05/01/2040	0	58,588	58,588		2,180,000
11/01/2040	170,000	58,588	228,588	287,175	2,010,000
05/01/2041	0	54,019	54,019		2,010,000
11/01/2041	180,000	54,019	234,019	288,038	1,830,000
05/01/2042	0	49,181	49,181		1,830,000
11/01/2042	190,000	49,181	239,181	288,363	1,640,000
05/01/2043	0	44,075	44,075		1,640,000
11/01/2043	200,000	44,075	244,075	288,150	1,440,000
05/01/2044	0	38,700	38,700		1,440,000

STATEMENT 6
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A-1 ASSESSMENT AREA THREE

Period Ending	Principal	Interest	Debt Service	Annual Debt Service	Par Outstanding
11/01/2044	210,000	38,700	248,700	287,400	1,230,000
05/01/2045	0	33,056	33,056		1,230,000
11/01/2045	220,000	33,056	253,056	286,113	1,010,000
05/01/2046	0	27,144	27,144		1,010,000
11/01/2046	235,000	27,144	262,144	289,288	775,000
05/01/2047	0	20,828	20,828		775,000
11/01/2047	245,000	20,828	265,828	286,656	530,000
05/01/2048	0	14,244	14,244		530,000
11/01/2048	260,000	14,244	274,244	288,488	270,000
05/01/2049	0	7,256	7,256		270,000
11/01/2049	270,000	7,256	277,256	284,513	0
TOTAL:	4,005,000			7,471,394	

Footnote:

Max annual DS 289,663

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 7
HIDDEN CREEK CDD
FY 2026 TOTAL ASSESSMENT ALLOCATION

Table 1 - Proposed FY 2026 Allocation of Assessments (as if all On-Roll)

ASSESSMENT AREA 1 - PHASES 1A, 1B, 2A, 2B, 2C, 3A, 3B, and 3C

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2016A-1 DS	Total FY 2026	Total FY 2025	Difference**
40'	164	0.80	\$ 1,854.59	\$ 953.08	\$ 2,807.68	\$ 2,585.80	\$ 221.88
50'	201	1.00	\$ 2,318.24	\$ 1,170.21	\$ 3,488.45	\$ 3,211.10	\$ 277.35
Total	365						

ASSESSMENT AREA 3 - PHASES 3, 4A, 4B, and 7

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2019A-1 DS	Total FY 2026	Total FY 2025	Difference**
22'	148	0.45	\$ 1,043.21	\$ 589.59	\$ 1,632.80	\$ 1,507.99	\$ 124.81
40'	113	0.80	\$ 1,854.59	\$ 943.34	\$ 2,797.93	\$ 2,576.05	\$ 221.88
50'	97	1.00	\$ 2,318.24	\$ 1,179.17	\$ 3,497.41	\$ 3,220.06	\$ 277.35
Total	358						

** Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period