

**Board of Supervisors:**

Michael Lawson - Chairman  
 Samantha Coddling - Vice Chair  
 Michael Susic - Assistant Secretary  
 Doug Draper - Assistant Secretary  
 Karen Cassels - Assistant Secretary

**District Staff:**

Audette Bruce - District Manager  
 Brian Quillen - Operations Director  
 Adriana Urbina - Community Director  
 John Vericker - District Counsel  
 Greg Woodcock - District Project Manager  
 Gary Schwartz - Field Services Manager

## Hidden Creek Community Development District

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### Regular Meeting Agenda

Monday, July 14, 2025 at 6:00 P.M.

Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 492 506 1038

Passcode: 543210

Dear Supervisors:

A meeting of the Board of Supervisors of the Hidden Creek Community Development District is scheduled for **Monday, July 14, 2025, at 6:00 p.m.** at the **Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items
  - A. Consideration for Adoption – **Resolution 2025-08**, Designating Officers **Exhibit 1**
  - B. Discussion of Tot Lot
    - Survey **Exhibit 2**
    - Comments **Exhibit 3**
  - C. Discussion of Streetleaf Scheduled Increase Rate **Exhibit 4**
  - D. Discussion of Property Boundaries at Medley Entrances **Exhibit 5**
4. Consent Agenda
  - A. Consideration for Acceptance – The Unaudited May 2025 Financials **Exhibit 6**
    - The Negative Variance Report for May 2025 **Exhibit 7**
  - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors **Exhibit 8**  
 Regular Meeting Held Jun 9, 2025
  - C. Ratification of Proposals
    - Florida Commercial Care – Palm Tree Stakes Kits Removal - \$1,299.77 **Exhibit 9**
    - Florida Commercial Care – Dead Palm Tree Removal - \$2,773.00 **Exhibit 10**

**District Office:**

Kai  
 2502 N. Rocky Point Dr.  
 Suite 1000, Tampa, FL 33607

**Meeting Location:**

Hilton Garden Inn  
 4328 Garden Vista Drive  
 Riverview, Florida 33578

**Board of Supervisors:**

Michael Lawson - Chairman  
 Samantha Coddling - Vice Chair  
 Michael Susic - Assistant Secretary  
 Doug Draper - Assistant Secretary  
 Karen Cassels - Assistant Secretary

**District Staff:**

Audette Bruce - District Manager  
 Brian Quillen - Operations Director  
 Adriana Urbina - Community Director  
 John Vericker - District Counsel  
 Greg Woodcock - District Project Manager  
 Gary Schwartz - Field Services Manager

- Gate Pros – Gate Strike Repair - \$550.00

**Exhibit 11****5. Staff Reports**

- A. District Counsel
- B. District Engineer
- C. Kai Field Staff

- Florida Commercial Care - Irrigation Report

**Exhibit 12**

- Consideration of Proposals

- Florida Commercial Care - Dog Park Controller - \$2,980.79 **Exhibit 13**
- Florida Commercial Care - Valve Replacement and Main Line Repair - \$3,627.72 **Exhibit 14**
  - a. Photos **Exhibit 15**
- Florida Commercial Care - Hardwood Tree Trimming in Common Areas - \$32,125.50 **Exhibit 16**
- Florida Commercial Care - Palm Tree Trimming - \$19,045.00 **Exhibit 17**
- Florida Commercial Care - Dead Palm Tree Removal - \$4,950.00 **Exhibit 18**
- Florida Commercial Care - Bismark Palm Tree Treatment - \$2,850.00 per application, 2 applications needed **Exhibit 19**
- Steadfast – Pond 4 Fountain Repair - \$4,861.04 **Exhibit 20**

- D. District Manager

- Ethics Training Workshop - July 24, 2025

**6. Supervisors Requests**

- 7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)
- 8. Discussion on FY 2025-2026 Budget
- 9. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Audette Bruce  
 District Manager

**District Office:**

Kai  
 2502 N. Rocky Point Dr.  
 Suite 1000, Tampa, FL 33607

**Meeting Location:**

Hilton Garden Inn  
 4328 Garden Vista Drive  
 Riverview, Florida 33578

# **EXHIBIT 1**

## **AGENDA**

**RESOLUTION 2025-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF HIDDEN CREEK  
COMMUNITY DEVELOPMENT DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors (the “Board”) now desires to designate the Officers of the District pursuant to section 190.006(6), Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

<u>Michael Lawson</u>	Chair
<u>Samantha Coddling</u>	Vice-Chair
<u>Audette Bruce</u>	Secretary
<u>Kerri Robertson</u>	Treasurer
<u>Sonia Valentine</u>	Assistant Treasurer
<u>Lauren Parsons</u>	Assistant Treasurer
<u>Michael Susic</u>	Assistant Secretary
<u>Doug Draper</u>	Assistant Secretary
<u>Karren Cassels</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** July 14, 2025.

**ATTEST:**

**HIDDEN CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors



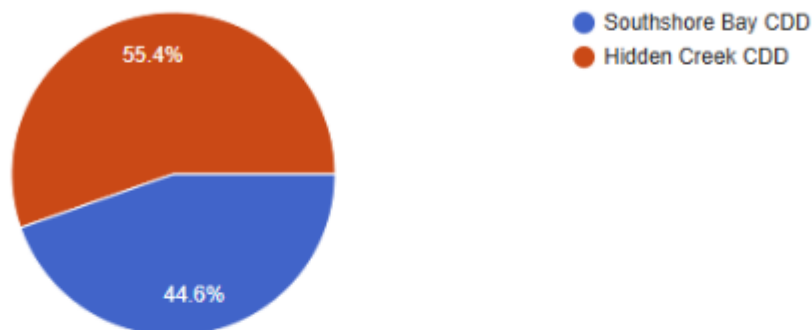
# **EXHIBIT 2**

## **AGENDA**

### Which CDD do you reside in?

 [Copy chart](#)

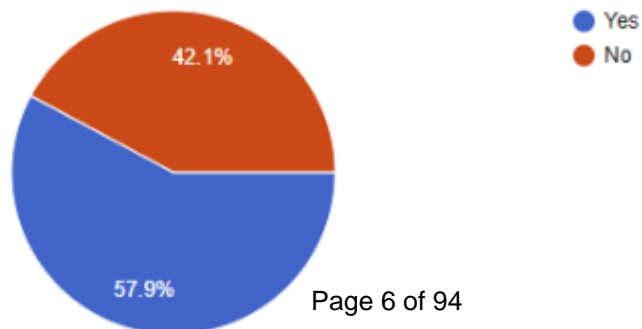
121 responses



### Are you in favor of the proposed and only available location for the Tot Lot?

 [Copy chart](#)

121 responses



# **EXHIBIT 3**

## **AGENDA**

Which CDD do you reside in?	Are you in favor of the proposed and only available location for the Tot Lot?	Please share any additional comments or concerns here.
Hidden Creek CDD	No	You should postpone any decision until the unpurchased land designated for future development is decided as there is not enough room at the proposed site.
Hidden Creek CDD	No	It doesn't seem safe when we are turning onto Trite bend if kids are running around. Where will cars park if bringing kids to park? We pull into spots in front of mailboxes to pick up mail.
Hidden Creek CDD	No	Adding a tot lot in this area will add even more traffic congestion in an already tight and heavily trafficked area; with lack of space for people to park, it would increase the number of cars parking on the side of the road where the HOA already doesn't regulate parking issues as they should. This will also negatively impact those of us who use that trail walking. I am voting no.
Hidden Creek CDD	No	Let's wait until we get a good location
Hidden Creek CDD	No	We should not be included in HC CDD additional CDD FEES that does not benefit us and appears to benefit future multi family use more than single home residences.
Hidden Creek CDD	No	It is a very small area and for people who live a distance away from that area, it is not right to only have 4 parking spaces that would be used for the playground and the mailboxes. This was not well thought out by the people who promised this lot. The lot is very small and not enough to support a big community like Southshore Bay. I would also consider other amenities for Southshore bay that are not age limited like a gym, tennis court, basketball court etc. we have no amenities that we do not have to share with the outside world.
Hidden Creek CDD	No	Not interested in paying for or maintaining a tot lot. The location isn't centralized and visible to everyone
Hidden Creek CDD	No	This should have been planned out better and not thrown together...but it's what we expect from this cdd...it's been a joke for 5 years
Hidden Creek CDD	No	This small area sandwiched between homes is not suitable location. Developer has other properties next to the lagoon which would be ideal the location for a playground.
Hidden Creek CDD	No	Bad location, Nearby residents did not buy knowing there would be a tot lot, congested area, not enough space for children
Hidden Creek CDD	No	I'm concerned about the small lot size and being squeezed into an area with such a busy road. Cars speed through there all the time. Also having 4 parking spaces
Hidden Creek CDD	No	This is not a safe place or big enough.

Hidden Creek CDD	No	As the homeowner residing closest to the proposed location and within a few feet of the proposed walkway and structure, I will certainly be more affected by this project than any other homeowner in the community. I have many concerns with how this ill-conceived proposal would negatively affect my home and my family. Not one person from Breeze, Kai, Metro, the CDD or HOA ever reached out to me for feedback or even to inform me that the area directly abutting my home was being considered for a community tot lot location. Suddenly a few weeks ago I began seeing posts on social media which is how I learned about this. When I purchased my home in 2018 and chose this lot, I was promised that the area behind the mailboxes directly next to my home was planned to be ONLY a nicely landscaped area with palm trees and a walkway to the homes behind me. The walkway was eventually installed after a few years, without any nice landscaping or palm trees. Tall pine trees were the only vegetation planted, which I opposed at that time but they were planted anyway. In 2018 the community did not include any plans for a tot lot, it was never communicated that it was being considered and never shown on any map. A few years later a future tot lot appeared on a community map to be located near the south end of the lagoon, which currently still shows online and on the map at the lagoon lookout. There is certainly currently open space at that location near the end of the parking lot which could be still used to install the tot lot as planned. It seems the developer has now decided that the area previously designated for the tot lot will be part of their planned apartments based on the new diagram online, without any community feedback. I finally was able to contact the new district manager and inquired if any other Metro communities had placed a tot lot directly next to existing homes. I was informed that yes, Brightwater in Fort Myers did this. I was sent photos that showed their tot lot but without any homes next to it, so I drove all the way there in person to view the tot lot. Contrary to what the district manager told me, that tot lot is NO WHERE NEAR any homes and certainly not comparable in any way to what the proposal here is. I have many concerns and questions that I have been unable to have answered by Kai or by the HOA board regarding this proposal. The negative affects this would have on my
Hidden Creek CDD	No	This is too small of an area for kids; in addition to being put in between two homes that were not purchase led with the understanding that they would be next to a playground. It's limited to ONLY young kids and need to be expanded to older kids (young teens) with basketball hoops etc. There's very limited parking and mailboxes.
Hidden Creek CDD	No	The lot proposed is tiny and too close to other homes.
Hidden Creek CDD	No	not fair to the homeowners surrounding the tot lot It will not be used (no shade) and will become a hang out for teens creating problems.

Hidden Creek CDD	No	There's no parking for parents to bring their kids. We don't have anywhere to park as residents living in this area and the mailbox lot will be used by more people who are not getting their mail as they do every other day.
Hidden Creek CDD	No	I am curious why this is the only location. It seems like such a small area right next to homes and the road. What are the 2.36 acres of "Future Development" on Jackel Chase referenced in your map being used for?
Hidden Creek CDD	No	You should postpone any decision until the unpurchased land designated for future development is decided as there is not enough room at the proposed site.
Hidden Creek CDD	No	It doesn't seem safe when we are turning onto Trite bend if kids are running around. Where will cars park if bringing kids to park? We pull into spots in front of mailboxes to pick up mail.
Hidden Creek CDD	No	Adding a tot lot in this area will add even more traffic congestion in an already tight and heavily trafficked area; with lack of space for people to park, it would increase the number of cars parking on the side of the road where the HOA already doesn't regulate parking issues as they should. This will also negatively impact those of us who use that trail walking. I am voting no.
Hidden Creek CDD	No	Let's wait until we get a good location
Hidden Creek CDD	Yes	There is plenty of room around the lagoon for this, and would make for a more centralized experience. But oh I forgot, the greedy scumbags at Metro want to put up Section 8 housing here. Tot lot was promised years ago and has already been delivered in the newer lagoon community. Stop treating this community like shit.
Hidden Creek CDD	Yes	N/a
Hidden Creek CDD	Yes	If children live in that part of the community I don't see why they can't have a place to play supervised.
Hidden Creek CDD	Yes	I'm in favor
Hidden Creek CDD	Yes	A fence for the tot lot is absolutely necessary and also a few benches or picnic tables
Hidden Creek CDD	Yes	You can't read the map of where the proposed location is
Hidden Creek CDD	Yes	I'm not really in favor of this location , but its the only location that is being presented. I think there should have been input by the residents on the location. Once again a massive fail ffor the Southshore bay Community and HOA
Hidden Creek CDD	Yes	None
Hidden Creek CDD	Yes	I would like to know the estimated costs
Hidden Creek CDD	Yes	I don't have small kids but it will be a good asset for the community
Hidden Creek CDD	Yes	I am happy to see this moving forward for the children and families in our neighborhood.
Hidden Creek CDD	Yes	Will there be a walking path from one development to the other?

Hidden Creek CDD	Yes	I voted yes, only because there should be a tot lot, but this location is definitely not ideal. There are several better locations in the neighborhood to pick form but if we don't vote yes you said we won't get one.
Hidden Creek CDD	Yes	Would love to see a future playground closer to us in our area.
Hidden Creek CDD	Yes	Please please please make it happen. We've been waiting for YEARS
Hidden Creek CDD	Yes	I know this is a small space but something for the kids is better than nothing. Thank you.
Hidden Creek CDD	Yes	We were told by CDD/Metro in a previous CDD meeting that equipment was already purchased so not sure why this is an issue now unless we plan to waste money by not installing it. Samatha Coddington-Melson (Elected CDD Supervisor) has said in the May CDD she met with residents discussing this tot lot and brought their concerns. I wasn't polled or a majority of the community. Since she openly admitted to discussing CDD matters with a select number of residents, she needs to do so in accordance with Florida Sunshine Laws. There was no public forum, no Q&A but only her self-report discussion with her inner circle of friends. Where are the official records of such communications? The tot lot needs to be installed as a large community we have to be competitive with other family neighborhoods in the area, including the new developments being built surrounding this community. All of which has playground equipment for it's residents.
Hidden Creek CDD	Yes	N/A
Hidden Creek CDD	Yes	Your Map should have street names to ensure we know the exact location.
Hidden Creek CDD	Yes	Please please please provide shade over the tot lot. There is nothing more frustrating then going to a park with children in the hot Florida sun without shade over top of it. Thank you.
Hidden Creek CDD	Yes	Children should have a place for fun. As long as it's not close to the 55 and over community.
Hidden Creek CDD	Yes	I support the addition of the Tot Lot even though the designer that picked this location should be fired. This is no way near being centrally located within the community. I want to know what Kai is going to do for the youths in the neighborhood. They need more than a lagoon.
Hidden Creek CDD	Yes	I would like a fence to be put up for the children's safety
Hidden Creek CDD	Yes	This is a perfect location. My daughter babysits and this location is close to all of the kids she currently drives out of our subdivision to access a play area. Thank you!
Hidden Creek CDD	Yes	N/A
Hidden Creek CDD	Yes	No additional comment

Hidden Creek CDD	Yes	Would recommend a time limit for parking as it will impede residents who need to stop to get their mail. Maybe 1 spot is 5 min parking to leave it available and open from tot lot goers
Hidden Creek CDD	Yes	I think it's very odd that there was a proposed playground by the lagoon when I moved here 5 years agoâ€¦ what happened? And yesâ€¦ what happened to the restaurant that was planned? I donâ€™t go to the lagoon often at all because of the filth has the counter at the bar ever been washed? Such a shame it should be a place everyone wants to go to not get out of
Hidden Creek CDD	Yes	I would be happy to have a tot lot in this location
Hidden Creek CDD	Yes	Finally!
Hidden Creek CDD	Yes	Can you all provide a list of regular maintenance required for this project ahead of time? That way we as the community owners of this project can ensure the tot lot is properly maintained and serviced, and doesnâ€™t become an eyesore to the community. We have a lot of community members who are passionate about this and keeping our community looking good. However a lot of information is gate kept by you guys and the CDD. It would be nice to have transparency around the project since itâ€™s our money that is paying for it anyway.
Hidden Creek CDD	Yes	.
Hidden Creek CDD	Yes	I'm in favor if you don't raise the HOA fees. If you do, then I'm not in favor.
Hidden Creek CDD	Yes	Hoping that a basketball court for the older kids can be built in the future.
Hidden Creek CDD	Yes	NO COMMENT SINCE THERE IS NO ALTERNATIVE
Hidden Creek CDD	Yes	There is plenty of room around the lagoon for this, and would make for a more centralized experience. But oh I forgot, the greedy scumbags at Metro want to put up Section 8 housing here. Tot lot was promised years ago and has already been delivered in the newer lagoon community. Stop treating this community like shit.
Hidden Creek CDD	Yes	N/a
Hidden Creek CDD	Yes	If children live in that part of the community I don't see why they can't have a place to play supervised.
Hidden Creek CDD	Yes	I'm in favor
Hidden Creek CDD	Yes	A fence for the tot lot is absolutely necessary and also a few benches or picnic tables
Hidden Creek CDD	Yes	You canâ€™t read the map of where the proposed location is
Hidden Creek CDD	Yes	I'm not really in favor of this location , but its the only location that is being presented. I think there should have been input by the residents on the location. Once again a massive fail ffor the Southshore bay Community and HOA
Hidden Creek CDD	Yes	None
Hidden Creek CDD	Yes	I would like to know the estimated costs
Hidden Creek CDD	Yes	I don't have small kids but it will be a good asset for the community



Hidden Creek CDD	Yes	I am happy to see this moving forward for the children and families in our neighborhood.
Hidden Creek CDD	Yes	Will there be a walking path from one development to the other?
Hidden Creek CDD	Yes	I voted yes, only because there should be a tot lot, but this location is definitely not ideal. There are several better locations in the neighborhood to pick from but if we don't vote yes you said we won't get one.
Hidden Creek CDD	Yes	Would love to see a future playground closer to us in our area.
Hidden Creek CDD	Yes	Please please please make it happen. We've been waiting for YEARS
Hidden Creek CDD	Yes	I know this is a small space but something for the kids is better than nothing. Thank you.

# **EXHIBIT 4**

AGENDA

Contract Name	Contract Date	Scheduled Increase	Actual Monthly Increase Date	Number of Lights
		Per "Rent Increases" Section of the Contract		
Hidden Creek CDD	04/02/19	04/01/20	05/01/25	180
Hidden Creek CDD - 4B	01/11/22	01/11/23	05/01/25	26
Hidden Creek CDD - 7A & 7B	01/11/22	01/11/23	05/01/25	23
Hidden Creek CDD - Amendment #1	03/12/20	03/12/21	05/01/25	23
Hidden Creek CDD - Amendment #2	03/25/20	03/25/21	05/01/25	202
Hidden Creek CDD - Amendment #3	07/14/22	07/14/23	05/01/25	7
Hidden Creek CDD - Collector Road Ext Ph 2	11/29/22	11/29/23	05/01/25	8
				<hr/> 469 <hr/>

**Note:** Per the "Rent Increases" section of the service agreement contract, Streetleaf has the option to raise the monthly rent 1 year after the installation date, but postponed the montly rent increase until 05/01/2025.

# **EXHIBIT 5**

AGENDA



Bob Henriquez, CFA

1 of 4

☒ Owner Name ☐ Address ☐ Folio ☐ Parcel Number

Base Maps

Layers

Sales

Identify

Tools

Print

Clear Results

Search

Identify

Identify ON

Hidden Creek CDD

Medley at Southshore Bay HOA  
owns the right of way within the  
red boundary

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2018.1206A



NAVIGATE AERIAL IMAGERY



GOOGLE STREET VIEW

TRIM

Property Record Card

VAB PRC

Tax Collector

Info

Building

Land

Misc

Sales

Parcel

[U-08-32-20-A9Q-000000-A0000.9](#)

Folio

078932-1719

Market Value

100

Owner Name

MEDLEY AT SOUTHSORE BAY COMMUNITY  
ASSOCIATION INC;

Mailing Address

PO BOX 37  
WIMAUMA, FL 33598-

Physical Address

Identify


 Page 17 of 94  
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Bob Henriquez, CFA

2 of 4

☒ Owner Name ☐ Address ☐ Folio ☐ Parcel Number

Base Maps

Layers

Sales

Identify

Tools

Print

Clear Results

Search

Identify

Identify ON

Hidden Creek CDD

Medley at Southshore Bay HOA  
owns the right of way  
within the red boundary

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2018.1206A



NAVIGATE AERIAL IMAGERY



GOOGLE STREET VIEW

TRIM

Property Record Card

VAB PRC

Tax Collector

Info

Building

Land

Misc

Sales

Parcel

[U-08-32-20-A9Q-000000-A0000.9](#)

Folio

078932-1719

Market Value

100

Owner Name

MEDLEY AT SOUTHSORE BAY COMMUNITY  
ASSOCIATION INC;

Mailing Address

PO BOX 37  
WIMAUMA, FL 33598-

Physical Address

Identify

Single click to  
identify a parcel.

Lagoon Shore Blvd

Sailor Pines Ct

Scuba Crest St

April Plush Dr

Stoic Vale Dr




**Bob Henriquez, CFA**
*3 of 4*
☒ Owner Name ☐ Address ☐ Folio ☐ Parcel Number

Base Maps

Layers

Sales

Identify

Tools

Print

Clear Results

Search

Identify

Identify ON

*Hidden Creek CDD*  
*Medley at Southshore Bay HOA*  
*owns the right of way within*  
*the red boundary*

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2018.1206A



NAVIGATE AERIAL IMAGERY



GOOGLE STREET VIEW

TRIM

Property Record Card

VAB PRC

Tax Collector

Info

Building

Land

Misc

Sales

Parcel

[U-17-32-20-C0Q-000000-A0000.0](#)

Folio

079543-1008

Market Value

100

Owner Name

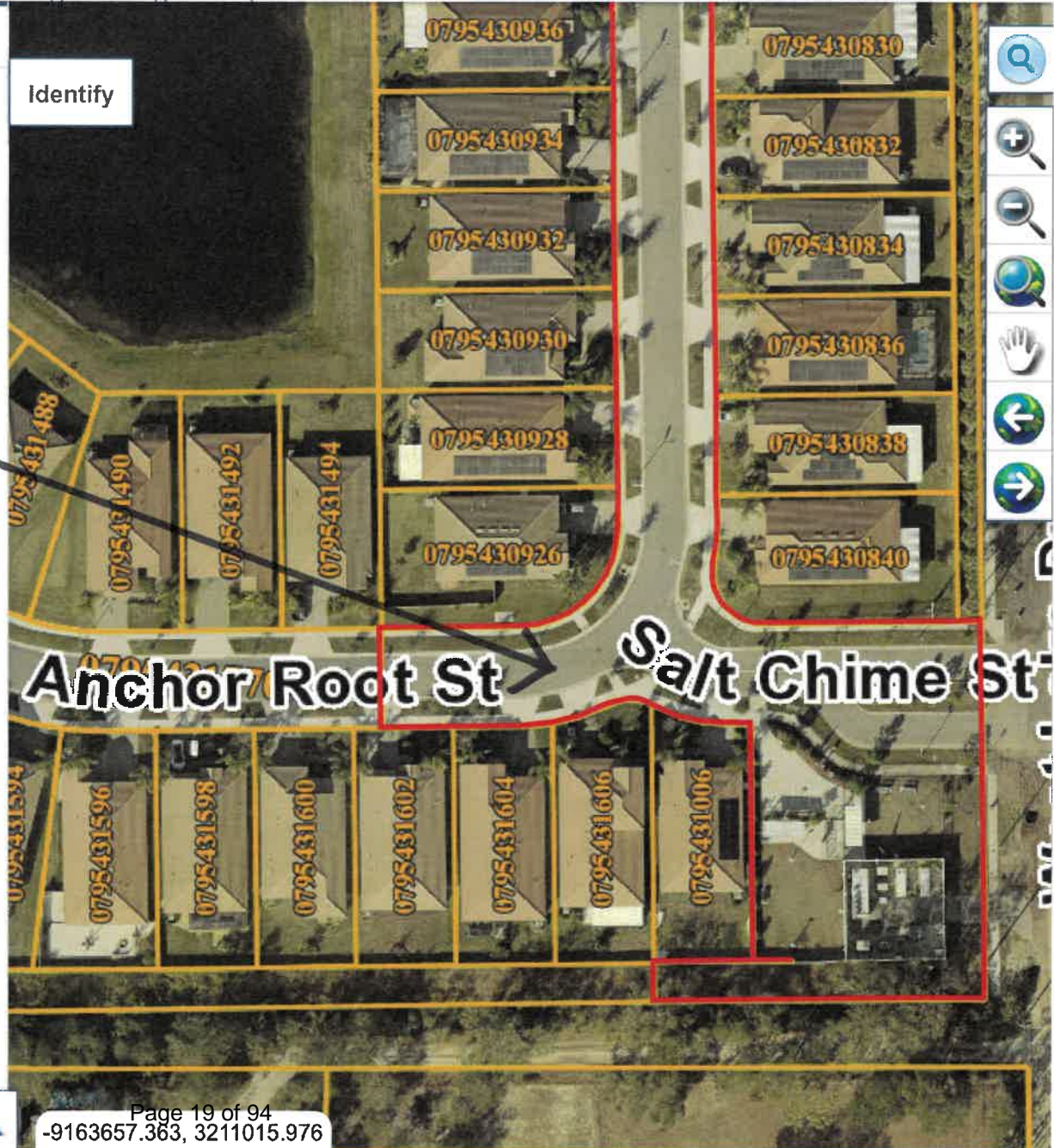
MEDLEY AT SOUTHSORE BAY COMMUNITY  
ASSOCIATION INC;

Mailing Address

PO BOX 37  
WIMAUMA, FL 33598-

Physical Address WIMAUMA

Identify



Page 19 of 94

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Bob Henriquez, CFA

4 of 4

☒ Owner Name ☐ Address ☐ Folio ☐ Parcel Number

Base Maps

Layers

Sales

Identify

Tools

Print

Clear Results

Search

Identify

Identify ON

Southshore Bay CDD

Medley at Southshore Bay HOA owns  
the right of way within the  
red boundary

© 2025 Eagleview

2018.1206A



NAVIGATE AERIAL IMAGERY



GOOGLE STREET VIEW

TRIM

Property Record Card

VAB PRC

Tax Collector

Info

Building

Land

Misc

Sales

Parcel

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Folio

079537-0382

Market Value

100

Owner Name

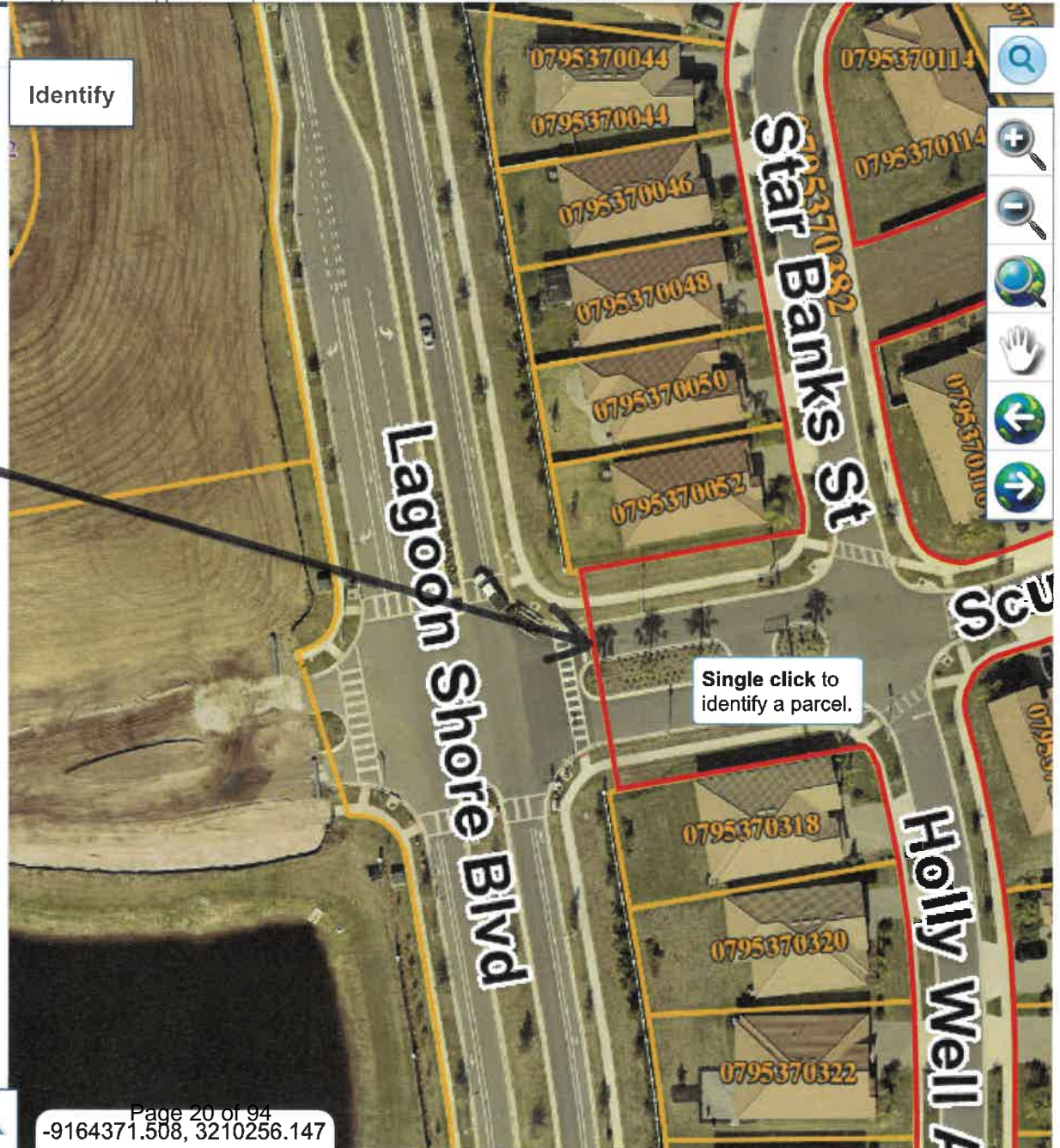
MEDLEY AT SOUTHSORE BAY COMMUNITY  
ASSOC INC;

Mailing Address

PO BOX 37  
WIMAUMA, FL 33598-

Physical Address WIMAUMA

Identify



Single click to  
identify a parcel.



# **EXHIBIT 6**

## **AGENDA**

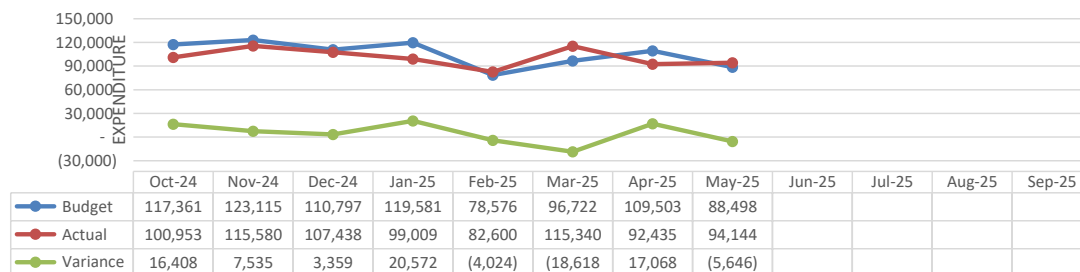
# Hidden Creek CDD

## Financial Report Summary - General Fund & Construction Fund

### 5/31/2025

		GENERAL FUND		
		5/31/2025		
1	For The Period Ending :			
2	CASH BALANCE	\$	701,980	
3	PLUS: RESTRICTED CASH		71,536	
4	PLUS: ACCOUNTS RECEIVABLE - ON ROLL		-	
5	PLUS: ACCOUNTS RECEIVABLE - OTHER		11,727	
6	PLUS: DEPOSITS AND PREPAID EXPENSES		4,070	
7	PLUS: DUE FROM OTHER FUNDS		5,445	
8	LESS: ACCOUNTS PAYABLE		(36,001)	
9	LESS: DEFERRED ACCOUNTS RECEIVABLE - ON ROLL		-	
10	LESS: DUE TO DEBT SERVICE		(17,536)	
11	NET CASH BALANCE	\$	741,221	
GENERAL FUND REVENUE AND EXPENDITURES (FY 2024 YTD):				
		5/31/2025	5/31/2025	FAVORABLE
		ACTUAL	BUDGET	(UNFAVORABLE)
		YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
12	REVENUE (YTD) COLLECTED	\$ 1,249,975	\$ 1,315,575	\$ (65,600)
13	EXPENDITURES (YTD)	(807,499)	(844,153)	36,654
14	NET OPERATING CHANGE	\$ 442,476	\$ 471,422	\$ (28,946)
15	AVERAGE MONTHLY EXPENDITURES	\$ 100,937	\$ 105,519	\$ 4,582
16	PROJECTED EOY BASED ON AVERAGE	\$ 1,211,249	FALSE	\$ 54,981
GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:		5/31/2025	5/31/2025	FAVORABLE
		ACTUAL	BUDGET	(UNFAVORABLE)
		YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
17	REVENUE:			
18	ASSESSMENTS-ON-ROLL (NET)	\$ 1,238,023	\$ 1,303,575	\$ (65,552)
19	ASSESSMENTS-OFF-ROLL (NET)	-	-	-
20	DEVELOPER FUNDING - INTERIM OPERATING	-	-	-
21	SOUTHSHORE BAY CLUB	11,952	12,000	(48)
22	MISCELLANEOUS REVENUE	-	-	-
23	EXPENDITURES:			
24	ADMINISTRATIVE EXPENDITURES	110,869	108,397	(2,472)
25	DEVELOPER FUNDING - INTERIM OPERATING	-	-	-
26	DEBT SERVICE ADMINISTRATION	18,761	17,246	(1,515)
27	FIELD SERVICE EXPENDITURES - LANDSCAPE	155,837	191,406	35,569
28	FIELD SERVICE EXPENDITURES - STREETLIGHTS	188,304	187,600	(704)
29	FIELD SERVICE EXPENDITURES - POND MAINTENENACE	43,049	31,295	(11,754)
30	FIELD SERVICE EXPENDITURES - OTHER	290,679	308,209	17,530
31	TOTAL EXPENDITURES	\$ 807,499	\$ 844,153	\$ 36,654

HISTORICAL GENERAL FUND BUDGET VS ACTUAL EXPENDITURES  
COMPARISON



'(1) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.

**HIDDEN CREEK CDD**  
**BALANCE SHEET**  
**May 31, 2025**

	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>ACQ &amp; CONST. FUND</u>	<u>CONSOLIDATED TOTALS</u>
<b>1 ASSETS:</b>				
2 CASH	\$ 701,980	\$ -	\$ -	\$ 701,980
3 RESTRICTED FOR DS	17,536	-	-	17,536
4 RESTRICTED FOR ROAD MAINTENANCE	54,000	-	-	54,000
5 TOTAL CASH	<u>\$ 773,516</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 773,516</u>
6 REVENUE	-	495,553	-	495,553
7 CAPITALIZED INTEREST	-	-	-	-
8 DEBT SERVICE RESERVE	-	414,285	-	414,285
9 COST OF ISSUANCE	-	-	-	-
10 CAPITALIZED INT.	-	-	-	-
11 PREPAYMENT	-	135	-	135
12 COST OF ISSUANCE	-	-	-	-
13 CAPITALIZED INT	-	-	-	-
14 ACQ. & CONSTR.	-	-	2,497	2,497
15 ACCOUNTS RECEIVABLE	11,727	-	-	11,727
16 REC. On-Roll ASSESSMENT	-	-	-	-
17 REC. EXCESS FEES	-	-	-	-
18 DEPOSITS	51,010	-	-	51,010
19 PREPAID EXPENSES	4,070	-	-	4,070
20 DUE FROM OTHER FUNDS	5,445	17,536	-	22,981
21 <b>TOTAL ASSETS</b>	<u><u>\$ 845,768</u></u>	<u><u>\$ 927,509</u></u>	<u><u>\$ 2,497</u></u>	<u><u>\$ 1,775,774</u></u>
<b>22 LIABILITIES:</b>				
23 ACCOUNTS PAYABLE	\$ 13,160	\$ -	\$ -	\$ 13,160
24 ACCRUED EXPENSES	22,841	-	-	22,841
25 DUE TO DEBT SERVICE	17,536	-	-	17,536
26 DUE TO OTHER FUNDS	-	-	5,445	5,445
27 RETAINAGE PAYABLE	-	-	-	-
28 DEFERRED REVENUE ON-ROLL	-	-	-	-
<b>29 FUND BALANCE:</b>				-
30 RESTRICTED FOR:				-
31 CAPITAL PROJECTS	-	-	-	-
32 RESTRICTED	-	927,509	(2,948)	924,561
33 ASSIGNED:	54,000	-	-	54,000
34 NONSPENDABLE	55,080	-	-	55,080
35 UNASSIGNED:	240,675	-	-	240,675
36 NET CHANGE IN FUND BALANCE	442,476	-	-	442,476
37 <b>TOTAL LIAB. &amp; FUND BAL.</b>	<u><u>\$ 845,768</u></u>	<u><u>\$ 927,509</u></u>	<u><u>\$ 2,497</u></u>	<u><u>\$ 1,775,774</u></u>

**HIDDEN CREEK CDD**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**For the period from October 1, 2024 through May 31, 2025**

	<b>FY2025 ADOPTED BUDGET</b>	<b>FY2025 BUDGET YEAR-TO-DATE</b>	<b>FY2025 ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>1 REVENUE</b>				
2 GENERAL FUND REVENUE	\$ 1,303,575	\$ 1,303,575	\$ 1,238,023	\$ (65,552)
3 DEVELOPER FUNDING	-	-	-	-
4 DEVELOPER FUNDING - INTERIM OPERATING	100,000	-	-	-
5 SOIUTHSHORE BAY CLUB - ROADWAY	1,800	1,200	1,200	-
6 SOUTHSORE BAY CLUB - GATE ATTENDANTS	16,200	10,800	10,752	(48)
7 MISCELLELLANOUS REVENUE	-	-	-	-
<b>8 TOTAL REVENUE</b>	<b>1,421,575</b>	<b>1,315,575</b>	<b>1,249,975</b>	<b>(65,600)</b>
<b>9 EXPENDITURES</b>				
<b>10 ADMINISTRATIVE:</b>				
11 SUPERVISORS COMPENSATION	12,000	8,000	7,600	400
12 PAYROLL TAXES	920	613	658	(45)
13 PAYROLL SERVICES	715	715	750	(35)
14 MANAGEMENT CONSULTING SERVICES	30,500	20,333	20,333	-
15 CONSTRUCTION ACCOUNTING SERVICE	-	-	-	-
16 PLANNING & COORDINATION SERVICES	24,000	16,000	16,000	-
17 ADMINISTRATIVE SERVICES	7,500	5,000	5,000	-
18 BANK FEES	120	80	-	80
19 MISCELLANEOUS	500	333	-	333
20 AUDITING SERVICES	4,600	-	-	-
21 TRAVEL PER DIEM	200	133	151	(18)
22 INSURANCE	59,840	30,056	30,056	-
23 REGULATORY AND PERMIT FEES	175	175	175	-
24 LEGAL ADVERTISEMENTS	1,500	1,000	528	472
25 ENGINEERING SERVICES	12,000	8,000	6,023	1,977
26 LEGAL SERVICES	15,000	15,000	20,636	(5,636)
27 WEBSITE DEVELOPMENT AND HOSTING	2,015	1,848	1,848	-
28 MISCELLANEOUS CONTINGENCY	20,000	1,111	1,111	-
<b>29 TOTAL ADMINISTRATIVE</b>	<b>191,585</b>	<b>108,397</b>	<b>110,869</b>	<b>(2,472)</b>
<b>30 DEBT SERVICE ADMINISTRATION:</b>				
31 ARBITRAGE	950	950	950	-
32 DISSEMINATION AGENT	8,000	8,000	8,750	(750)
33 DEVELOPER FUNDING - INTERIM OPERATING	100,000	-	-	-
34 TRUSTEE FEES	8,296	8,296	9,061	(765)
<b>35 TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>117,246</b>	<b>17,246</b>	<b>18,761</b>	<b>(1,515)</b>
<b>36 PHYSICAL ENVIRONMENT:</b>				
37 WATER	58,000	38,667	12,502	26,165
38 ELECTRICITY	61,200	40,800	27,156	13,644
39 LANDSCAPE MAINTENANCE	245,916	163,944	123,944	40,000
40 LANDSCAPE - MULCH	16,000	-	-	-
41 LANDSCAPE REPLENISHMENT	30,000	19,962	19,962	-
42 PALM TRIMMING	15,000	-	-	-
43 IRRIGATION REPAIR & MAINTENANCE	7,500	7,500	11,931	(4,431)
44 PONDS - AQUATICS MAINTENANCE	35,693	23,795	24,152	(357)
45 PONDS - EROSION REPAIR	10,000	-	-	-
46 PONDS -- STOCKING AND PLANT INSTALL	3,000	-	-	-
47 FOUNTAIN MAINTENANCE & REPAIR	7,500	7,500	18,897	(11,397)
48 STREETLIGHTS	281,400	187,600	188,304	(704)
49 ENTRANCE MONUMENT MAINTENANCE	21,600	14,400	15,199	(799)
50 COMPREHENSIVE FIELD SERVICES	15,000	10,000	10,000	-
51 AMENITY MANAGEMENT	5,000	3,333	3,333	-
52 PET WASTE REMOVAL	5,060	3,373	2,406	967

**HIDDEN CREEK CDD**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**For the period from October 1, 2024 through May 31, 2025**

	<b>FY2025 ADOPTED BUDGET</b>	<b>FY2025 BUDGET YEAR-TO-DATE</b>	<b>FY2025 ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
53 GATE REPAIR & MAINTENANCE	7,000	7,000	38,918	(31,918)
54 GATE CLICKERS	6,000	3,800	3,800	-
55 FRONT GATE ATTENDANTS	162,000	108,000	107,520	480
56 ENTRANCE GATE CAMERA MAINTENANCE	24,875	16,583	10,642	5,941
57 HOLIDAY LIGHTING	12,000	9,475	9,475	-
58 REPAIRS & MAINTENANCE	1,000	1,000	1,950	(950)
59 ROADWAY MAINTENANCE RESERVE	18,000	18,000	18,000	-
60 CONSERVATION MAINTENANCE	8,000	-	-	-
61 MAINTENANCE SERVICE	6,000	4,000	-	4,000
62 CONTINGENCY	50,000	29,778	29,778	-
63 <b>TOTAL CONSTRUCTION</b>	<b>1,112,744</b>	<b>718,510</b>	<b>677,869</b>	<b>40,641</b>
64 <b>TOTAL EXPENDITURES</b>	<b>1,421,575</b>	<b>844,153</b>	<b>807,499</b>	<b>36,654</b>
65 <b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	-	471,422	442,476	(28,946)
66 FUND BALANCE - BEGINNING	-	349,755	349,755	349,755
67 FUND BALANCE - ENDING	<b>\$ -</b>	<b>\$ 821,177</b>	<b>792,231</b>	<b>320,809</b>

**HIDDEN CREEK CDD**  
**DEBT SERVICE FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**For the period from October 1, 2024 through May 31, 2025**

	<b>FY2025 ADOPTED BUDGET</b>	<b>FY2025 BUDGET YEAR-TO-DATE</b>	<b>FY2025 ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>1 REVENUE</b>				
2 SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 722,713	\$ 722,713	\$ 707,025	\$ (15,688)
3 SPECIAL ASSESSMENTS - OFF ROLL (NET)	-	-	-	-
4 LESS: EARLY PAYMENT DISCOUNT	(28,908)	(28,908)	-	28,908
5 INTEREST	-	-	19,456	19,456
<b>6 TOTAL REVENUE</b>	<b>693,805</b>	<b>693,805</b>	<b>726,481</b>	<b>32,676</b>
<b>7 EXPENDITURES</b>				
<b>8 EXPENDITURES</b>				
9 COUNTY - ASSESSMENT COLLECTION FEES	14,454	14,454	-	14,454
10 INTEREST EXPENSE				
11 May 1, 2025	246,807	246,247	246,247	-
12 November 1, 2024	246,807	246,807	251,122	(4,316)
13 PRINCIPAL PAYMENT				
14 May 1, 2025	-	-	-	-
15 November 1, 2024	175,000	170,000	170,000	-
16 PRINCIPAL PREPAYMENT	-	-	20,000	(20,000)
<b>16 TOTAL EXPENDITURES</b>	<b>683,067</b>	<b>677,508</b>	<b>687,369</b>	<b>(9,862)</b>
<b>17 EXCESS REVENUE OVER (UNDER) EXPEND.</b>	<b>10,738</b>	<b>16,298</b>	<b>39,112</b>	<b>22,815</b>
<b>18 Transfer Out to Construction Fund</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>18 FUND BALANCE - BEGINNING</b>	<b>888,397</b>	<b>888,397</b>	<b>888,397</b>	<b>-</b>
<b>19 FUND BALANCE - ENDING</b>	<b>\$ 899,135</b>	<b>\$ 904,695</b>	<b>927,509</b>	<b>22,815</b>

**Hidden Creek Community Development District**  
**Operating Account - Bank Reconciliation**  
**May 31, 2025**

	<u>Operating Acct (BU )</u>
<i><b>Balance Per Bank Statements</b></i>	\$ 775,187.68
Plus: Deposits In Transit	-
Less: Outstanding Checks	(1,671.28)
<i><b>Adjusted Bank Balance</b></i>	<u><u>\$ 773,516.40</u></u>
<i><b>Beginning Balance Per Books</b></i>	\$ 870,140.89
Cash Deposits & Credits	7,813.29
Cash Disbursements & Transfers	(104,437.78)
<i><b>Balance Per Books</b></i>	<u><u>\$ 773,516.40</u></u>

# **Hidden Creek Community Development District** **Check Register - Operating Account** **FY2025**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
<b>9/30/2024</b>		<b>BOY Balance</b>				<b>288,507.66</b>
10/1/2024	100482	Stantec Consulting Services, Inc	Invoice: 2285062 (Reference: Engineering Fees September 2024. )		1,906.50	286,601.16
10/1/2024	457		FY2024 Roadway repair reserve	18,000.00		304,601.16
10/1/2024	457		FY2024 Roadway repair reserve		18,000.00	286,601.16
10/3/2024	100483	Solitude Lake Management	Invoice: PS1097522 (Reference: Annual Maintenance, August Billing 8/1/2024 - 8/31/202		5,948.80	280,652.36
10/4/2024	100484	Locher Environmental Technology, LLC	Invoice: 14074 (Reference: Data Hosting, maintenance. )		2,780.00	277,872.36
10/4/2024	100485	Breeze Connected, LLC	Invoice: 4083 (Reference: Professional Management Services. )		5,208.34	272,664.02
10/4/2024	100424ACH	TECO	Reference: 5108 Jackel Chase Dr August 08, 2024 - September 09, 2024		549.35	272,114.67
10/4/2024	100424ACH1	TECO	Reference: 5281 Hidden Creek Blvd August 08, 2024 - September 09, 2024		31.80	272,082.87
10/4/2024	100424ACH2	TECO	Reference: 5507 Salt Chime St August 08, 2024 - September 09, 2024		33.36	272,049.51
10/4/2024	100424ACH3	TECO	Reference: 16690 Maude Dr August 08, 2024 - September 09, 2024		89.35	271,960.16
10/4/2024	100424ACH4	TECO	Reference: 5295 Hidden Creek Blvd August 08, 2024 - September 09, 2024		93.52	271,866.64
10/4/2024	100424ACH5	TECO	Reference: 5109 Jackel Chase Dr August 08, 2024 - September 09, 2024		296.83	271,569.81
10/7/2024	100724ACH	TECO	Reference: 16620 Lagoon Shore Blvd August 09, 2024 - September 10, 2024		1,208.24	270,361.57
10/7/2024	100724ACH1	TECO	Reference: 16620 Lagoon Shore Blvd August 09, 2024 - September 10, 2024		25.38	270,336.19
10/7/2024	100724ACH2	TECO	Reference: 16671 Lagoon Shore Blvd June August 09, 2024 - September 10, 2024		27.52	270,308.67
10/7/2024	100724ACH3	TECO	Reference: 16675 Lagoon Shore Blvd August 09, 2024 - September 10, 2024		192.65	270,116.02
10/7/2024	100724ACH5	TECO	5329 AVID REEF WY, WELL August 08, 2024 - September 09, 2024		379.57	269,742.45
10/9/2024	100487	Breeze	Invoice: 19582 (Reference: Service Area CDD - Monthly Amenity Mgmt. )		1,666.67	268,075.78
10/9/2024	100488	H2 POOL SERVICES	Invoice: 2628 (Reference: COMMERCIAL POOL CLEANING. )		1,348.75	266,727.03
10/9/2024	100489	Disclosure Technology Services, LLC	Invoice: 1236 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription. )		1,250.00	265,477.03
10/9/2024	100490	NaturZone Pest Control	Invoice: 705423 (Reference: Monthly Pest Control Service: Guard House-16686 Lagoon Sh		75.00	265,402.03
10/9/2024	100486	DC Integrations LLC	DKS Cellular Service billed,		360.00	265,042.03
10/11/2024	101124ACH	Brighthouse Networks	Reference: 16675 LAGOON SHORE BLVD 09/24/24 through 10/23/24		194.96	264,847.07
10/15/2024	100491	Gig Fiber LLC - Streetleaf	Invoice: 3342 (Reference: Hidden Creek CDD_Oct 2024. ) Invoice: 3346 (Reference: 7A		23,450.00	241,397.07
10/16/2024	100492	Solitude Lake Management	Invoice: PS1112935 (Reference: Annual Maintenance October Billing. )		2,974.40	238,422.67
10/18/2024	101824ACH1	Engage PEO	Mileage bill 112480		87.19	238,335.48
10/21/2024	102124ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 10/04/24 through 11/03/24		149.97	238,185.51
10/23/2024	100493	Breeze Connected, LLC	Invoice: 4119 (Reference: Tampa Bay Times - Advertisement. )		475.00	237,710.51
10/23/2024	100494	SchoolNow	Invoice: INV-SN-272 (Reference: Subscription start: 10/1/2024. )		1,515.00	236,195.51
10/28/2024	100495	Central Eagles Construction, Inc	Invoice: 081424-1 (Reference: Site Work 08/01/24. ) Invoice: 080724-1 (Reference:		14,000.00	222,195.51
10/28/2024	100496	Hillsborough County Public Utilities	Invoice: 102224-4227 (Reference: 16675 LAGOON SHORE BLVD -GH. )		1,390.30	220,805.21
10/28/2024	100497	Florida Commercial Care, Inc.	Invoice: OM-HC-277 (Reference: Install Penta flowers on both island tips at dog park		1,532.32	219,272.89
10/28/2024	100498	JCS Investigations	Reference: Security Svc 8/17-9/13/24		13,440.00	205,832.89
10/30/2024	452		FY 24 Excess Fees received	14,859.55		220,692.44
10/30/2024	452		FY 24 Excess Fees received	5,401.44		226,093.88
10/30/2024	452		FY 24 Excess Fees received		5,401.44	220,692.44
10/31/2024	100499	Stantec Consulting Services, Inc	Invoice: 2297335 (Reference: Engineering Fees October 2024. )		325.50	220,366.94
10/31/2024	100500	Straley Robin Vericker	Invoice: 25347 (Reference: For Professional Services Rendered Through September 30, 2		1,200.00	219,166.94
<b>10/31/2024</b>		<b>EOM Balance</b>		<b>38,260.99</b>	<b>107,601.71</b>	<b>219,166.94</b>
11/1/2024	101124ACH	Brighthouse Networks	VOID Reference: 16675 LAGOON SHORE BLVD 09/24/24 through 10/23/24		-194.96	219,361.90
11/4/2024	110424ACH	TECO	Reference: 5507 Salt Chime St September 10, 2024 - October 08, 2024		34.31	219,327.59
11/4/2024	110424ACH1	TECO	Reference: 5281 Hidden Creek Blvd September 10, 2024 - October 08, 2024		41.43	219,286.16
11/4/2024	110424ACH2	TECO	Reference: 16690 Maude Dr September 10, 2024 - October 08, 2024		77.22	219,208.94
11/4/2024	110424ACH3	TECO	17229 LAGOON SHORE BLVD, WELL October 01, 2024 - October 08, 2024		238.15	218,970.79
11/4/2024	110424ACH4	TECO	Reference: 5109 Jackel Chase Dr September 10, 2024 - October 08, 2024		240.37	218,730.42
11/4/2024	110424ACH5	TECO	Reference: 5108 Jackel Chase Dr September 10, 2024 - October 08, 2024		345.92	218,384.50
11/4/2024	110424ACH6	TECO	Reference: 5295 Hidden Creek Blvd September 10, 2024 - October 08, 2024		368.55	218,015.95
11/4/2024	110424ACH7	TECO	5329 AVID REEF WY, WELL September 10, 2024 - October 08, 2024		563.78	217,452.17
11/5/2024	100501	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Invoice: 91171 (Reference: Annual District Filing Fee. )		175.00	217,277.17
11/5/2024	110524ACH	TECO	Reference: 16671 Lagoon Shore Blvd June September 11, 2024 - October 09, 2024		24.20	217,252.97
11/5/2024	110524ACH1	TECO	Reference: 16675 Lagoon Shore Blvd September 11, 2024 - October 09, 2024		147.11	217,105.86
11/6/2024	110624ACH1	TECO	Reference: 16620 Lagoon Shore Blvd September 11, 2024 - October 09, 2024		22.31	217,083.55
11/6/2024	459	Hillsborough County Tax Collector	FY25 tax collections received	12,097.72		229,181.27
11/6/2024	459	Hillsborough County Tax Collector	Restricted cash	4,397.52		233,578.79
11/6/2024	459	Hillsborough County Tax Collector	Restricted cash		4,397.52	229,181.27
11/7/2024	100505	H2 POOL SERVICES	COMMERCIAL POOL CLEANING		3,900.00	225,281.27
11/7/2024	100506	Florida Commercial Care, Inc.	Monthly Lawn Maintenance Contract		17,887.36	207,393.91
11/7/2024	100502	Breeze Connected, LLC	Invoice: 4135 (Reference: Phel Co. Electrical Repairs. ) Invoice: 4149 (Reference:		5,966.34	201,427.57
11/7/2024	100503	Breeze	Invoice: 19710 (Reference: Service Area CDD - Monthly Amenity Mgmt. )		1,666.67	199,760.90
11/7/2024	100504	NaturZone Pest Control	Invoice: 712879 (Reference: Z-SPRAY FANTS NET 30 10/28/2024 Annual Fire Ant Treat		625.00	199,135.90
11/7/2024	110724ACH	TECO	Reference: 16620 Lagoon Shore Blvd September 11, 2024 - October 09, 2024		1,132.04	198,003.86
11/8/2024	100507	Florida Commerical Care, Inc.	Hurricanes clean up		4,128.00	193,875.86
11/8/2024	25	Ira D Draper	BOS MTG 10/29/24		192.07	193,683.79
11/8/2024	110824ACH	Engage PEO	BOS MTG 10/29/24		726.50	192,957.29
11/12/2024	100508	IPFS Corporation	Invoice: 110124-59264 (Reference: Payment 2. )		3,362.84	189,594.45
11/15/2024	460	Hillsborough County Tax Collector	FY25 tax collections received	23,786.93		213,381.38
11/15/2024	460	Hillsborough County Tax Collector	Restricted cash	8,646.55		222,027.93
11/15/2024	460	Hillsborough County Tax Collector	Restricted cash		8,646.55	213,381.38
11/15/2024	111524ACH	Engage PEO	Mileage bill 112993		50.00	213,331.38
11/15/2024	26	Ira D Draper	Mileage		7.37	213,324.01
11/15/2024	464	H2 POOL SERVICES	Strongroom ACH returned payment 100488 (bill 2628)	0.00	-1,348.75	214,672.76
11/18/2024	100509	Hillsborough County Public Utilities	Invoice: 102224-9665 (Reference: 16676 LAGOON SHORE BLVD -DP. )		25.54	214,647.22
11/20/2024	100510	Breeze Connected, LLC	Invoice: 4198 (Reference: Hilton. )		196.73	214,450.49
11/20/2024	100511	Gig Fiber LLC - Streetleaf	Invoice: 3477 (Reference: Collector Road Ext Ph 2 November 2024. ) Invoice: 3473 (R		4,000.00	210,450.49
11/20/2024	100512	H2 Lagoon Solutions	Invoice: 2644 (Reference: Fountain Repair. )		4,750.00	205,700.49
11/22/2024	100513	Gig Fiber LLC - Streetleaf	Invoice: 3471 (Reference: Hidden Creek CDD November 2024. ) Invoice: 3476 (Referenc		9,350.00	196,350.49
11/22/2024	461	Hillsborough County Tax Collector	FY25 tax collections received	18,535.17		214,885.66
11/22/2024	461	Hillsborough County Tax Collector	Restricted cash	6,737.53		221,623.19
11/22/2024	461	Hillsborough County Tax Collector	Restricted cash		6,737.53	214,885.66
11/26/2024	100514	Straley Robin Vericker	Invoice: 25495 (Reference: For Professional Services Rendered Through October 31, 202		5,891.53	208,994.13
11/26/2024	100515	Gig Fiber LLC - Streetleaf	Invoice: 3472 (Reference: Amendment #2 November 2024. )		10,100.00	198,894.13
11/26/2024	100516	Stantec Consulting Services, Inc	Invoice: 2308888 (Reference: Engineering Fees November 1, 2024. )		1,317.09	197,577.04
11/27/2024	100517	Hillsborough County Public Utilities	Invoice: 112124-4227 (Reference: 16675 LAGOON SHORE BLVD -GH. ) Invoice: 112124-966		863.72	196,713.32
11/29/2024	112924ACH	Engage PEO	BOS MTG 11/11/24		726.50	195,986.82
11/29/2024	27	Ira D Draper	BOS 11/11/24		184.70	195,802.12
<b>11/30/2024</b>		<b>EOM Balance</b>		<b>74,201.42</b>	<b>97,566.24</b>	<b>195,802.12</b>
12/2/2024	120224ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 11/04/24 through 12/03/24		149.97	195,652.15



# Hidden Creek Community Development District Check Register - Operating Account FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
12/2/2024	100518	IPFS Corporation	Invoice: 112524-59264 (Reference: First Revised Installment Amount. )		3,004.36	192,647.79
12/2/2024	100519	Florida Commerical Care, Inc.	Invoice: 2497040 (Reference: Monthly Lawn Maintenance Contract. ) Invoice: 2497041		39,618.00	153,029.79
12/3/2024	462	Hillsborough County Tax Collector	FY25 tax collections received	21,364.15		174,393.94
12/3/2024	462	Hillsborough County Tax Collector	Restricted cash	7,765.87		182,159.81
12/3/2024	462	Hillsborough County Tax Collector	Restricted cash		7,765.87	174,393.94
12/4/2024	120424ACH	TECO	17229 LAGOON SHORE BLVD, WELL October 09, 2024 - November 07, 2024		28.08	174,365.86
12/4/2024	120424ACH1	TECO	Reference: 5281 Hidden Creek Blvd October 09, 2024 - November 07, 2024		41.69	174,324.17
12/4/2024	120424ACH2	TECO	Reference: 5109 Jackel Chase Dr October 09, 2024 - November 07, 2024		183.92	174,140.25
12/4/2024	120424ACH3	TECO	Reference: 5295 Hidden Creek Blvd October 09, 2024 - November 07, 2024		416.24	173,724.01
12/5/2024	120524ACH	TECO	Reference: 16675 Lagoon Shore Blvd October 10, 2024 - November 08, 2024		132.60	173,591.41
12/5/2024	120524ACH1	TECO	Reference: 16620 Lagoon Shore Blvd October 10, 2024 - November 08, 2024		23.08	173,568.33
12/5/2024	120524ACH2	TECO	Reference: 16671 Lagoon Shore blvd June October 10, 2024 - November 08, 2024		25.03	173,543.30
12/5/2024	120524ACH3	TECO	Reference: 5108 Jackel Chase Dr October 09, 2024 - November 07, 2024		34.48	173,508.82
12/5/2024	120524ACH4	TECO	Reference: 5507 Salt Chime St October 09, 2024 - November 07, 2024		35.00	173,473.82
12/5/2024	120524ACH5	TECO	Reference: 16690 Maude Dr October 09, 2024 - November 07, 2024		87.87	173,385.95
12/5/2024	120524ACH6	TECO	5329 AVID REEF WY, WELL October 09, 2024 - November 07, 2024		266.62	173,119.33
12/5/2024	120524ACH7	TECO	Reference: 16620 Lagoon Shore Blvd October 10, 2024 - November 09, 2024		547.89	172,571.44
12/6/2024	463	Hillsborough County Tax Collector	FY25 tax collections received	1,218,369.91		1,390,941.35
12/6/2024	463	Hillsborough County Tax Collector	Restricted cash	442,877.46		1,833,818.81
12/6/2024	463	Hillsborough County Tax Collector	Restricted cash		442,877.46	1,390,941.35
12/9/2024	100520	Gig Fiber, LLC - Streetleaf	Invoice: 3610 (Reference: 4B_Dec 2024. ) Invoice: 3609 (Reference: Hidden Creek CDD		11,850.00	1,379,091.35
12/9/2024	100521	Breeze	Invoice: 19771 (Reference: Service Area CDD - Monthly Amenity Mgmt. )		1,666.67	1,377,424.68
12/9/2024	100522	Breeze Connected, LLC	Invoice: 4246 (Reference: Professional Management Services. ) Invoice: 4261 (Refere		13,055.48	1,364,369.20
12/11/2024	100523	Gig Fiber, LLC - Streetleaf	Invoice: 3613 (Reference: Amendment #2_Dec 2024. ) Invoice: 3614 (Reference: Amendm		11,600.00	1,352,769.20
12/16/2024	100524	Steadfast Environmental, LLC	Invoice: SE-25374 (Reference: Diagnosis of fountain at just right of Guard Shack. )		1,560.00	1,351,209.20
12/16/2024	100525	Stantec Consulting Services Inc	Invoice: 2322751 (Reference: Engineering Fees. )		247.50	1,350,961.70
12/17/2024	121724ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 12/04/24 through 01/03/25		149.97	1,350,811.73
12/17/2024	100526	Trimmers Holiday Decor Tampa	Invoice: 1433 (Reference: Full payment for 2024 Holiday Decor. )		9,475.00	1,341,336.73
12/17/2024	100527	NaturZone Pest Control	Invoice: 721136 (Reference: Monthly Pest Control Service: Guard House-16686 Lagoon Sh		75.00	1,341,261.73
12/17/2024	465	Hillsborough County Tax Collector	FY25 tax collections received	194,269.83		1,535,531.56
12/17/2024	465	Hillsborough County Tax Collector	Restricted cash	70,617.08		1,606,148.64
12/17/2024	465	Hillsborough County Tax Collector	Restricted cash		70,617.08	1,535,531.56
12/17/2024	467	H2 POOL SERVICES	Strongroom ACH returned payment 100505 (bills 2641, 2642, 2643)	3,900.00		1,539,431.56
12/18/2024	100528	Florida Commerical Care, Inc.	Invoice: 241228 (Reference: Monthly Lawn Maintenance Contract. ) Invoice: 241227 (R		15,493.00	1,523,938.56
12/18/2024	100529	Breeze Connected, LLC	Invoice: 4280 (Reference: Hilton - Meeting, Lowe's and Home Depot. )		402.92	1,523,535.64
12/20/2024	112024ACH	Engage PEO	BOS MTG 12/09/24		295.90	1,523,239.74
12/20/2024	28	Ira D Draper	BOS 12/09/24		184.70	1,523,055.04
12/26/2024	100530	Hillsborough County Public Utilities	Invoice: 122024-9665 (Reference: 16676 LAGOON SHORE BLVD -DP. ) Invoice: 122024-422		944.46	1,522,110.58
12/30/2024	100532	Tampa S.W.A.P.			1,050.00	1,521,060.58
12/30/2024	100531	Straley Robin Vericker	Invoice: 25670 (Reference: For Professional Services Rendered Through November 30, 20		5,337.50	1,515,723.08
12/30/2024	100533	Breeze Connected, LLC	Invoice: 4305 (Reference: Laird Plastics - Glass for Overlook. )		302.08	1,515,421.00
12/31/2024	100534	JCS Investigations	Invoice: 30 ( ) Invoice: 29 ( )		26,880.00	1,488,541.00
12/31/2024	123124ACH	Engage PEO	Mileage		62.40	1,488,478.60
12/31/2024	29	Ira D Draper	Mileage		22.11	1,488,456.49
12/31/2024		<b>EOM Balance</b>		<b>1,959,164.30</b>	<b>666,509.93</b>	<b>1,488,456.49</b>
10/9/2024	100489	Disclosure Technology Services, LLC	VOID Invoice: 1236 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription. )		-1,250.00	1,489,706.49
1/3/2025	010325ACH1	TECO	17229 LAGOON SHORE BLVD, WELL November 08, 2024 - December 09, 2024		24.62	1,489,681.87
1/3/2025	010325ACH	TECO	Reference: 5108 Jackel Chase Dr November 08, 2024 - December 09, 2024		0.42	1,489,681.45
1/3/2025	010325ACH2	TECO	Reference: 5507 Salt Chime St November 08, 2024 - December 09, 2024		31.08	1,489,650.37
1/3/2025	010325ACH3	TECO	Reference: 5281 Hidden Creek Blvd November 08, 2024 - December 09, 2024		40.42	1,489,609.95
1/3/2025	010325ACH5	TECO	Reference: 16690 Maude Dr November 08, 2024 - December 09, 2024		106.09	1,489,503.86
1/3/2025	010325ACH4	TECO	Reference: 5109 Jackel Chase Dr November 08, 2024 - December 09, 2024		191.77	1,489,312.09
1/3/2025	010325ACH6	TECO	5329 AVID REEF WY, WELL November 08, 2024 - December 09, 2024		329.72	1,488,982.37
1/3/2025	010324ACH7	TECO	Reference: 5295 Hidden Creek Blvd November 08, 2024 - December 09, 2024		404.05	1,488,578.32
1/6/2025	100535	Breeze Connected, LLC	Invoice: 4345 (Reference: Professional Management Services. )		5,208.34	1,483,369.98
1/6/2025	100536	Breeze	Invoice: 19939 (Reference: Service Area CDD - Monthly Amenity Mgmt. )		1,666.67	1,481,703.31
1/6/2025	010625ACH1	TECO	Reference: 16620 Lagoon Shore Blvd November 10, 2024 - December 10, 2024		964.56	1,480,738.75
1/6/2025	010625ACH	TECO	Reference: 16620 Lagoon Shore Blvd November 09, 2024 - December 10, 2024		23.51	1,480,715.24
1/6/2025	010625ACH2	TECO	Reference: 16675 Lagoon Shore Blvd November 09, 2024 - December 10, 2024		128.21	1,480,587.03
1/7/2025	100537	IPFS Corporation	Invoice: 010625-59264 (Reference: Payment 4. )		3,721.32	1,476,865.71
1/7/2025	010725ACH	TECO	Reference: 16671 Lagoon Shore blvd June November 09, 2024 - December 10, 2024		137.20	1,476,728.51
1/7/2025			Deposit		0.00	1,476,728.51
1/7/2025	467	Hillsborough County Tax Collector	FY25 tax collections received	388,728.51		1,865,457.02
1/7/2025	467	Hillsborough County Tax Collector	Restricted cash	141,302.81		2,006,759.83
1/7/2025	467	Hillsborough County Tax Collector	Restricted cash		141,302.81	1,865,457.02
1/10/2025	11025ACH	Engage PEO	BOS MTG		80.60	1,865,376.42
1/10/2025	30	Samantha Coding			184.70	1,865,191.72
1/10/2025	11025ACH1	Engage PEO	BOS MTG		265.30	1,864,926.42
1/15/2025	100538	Straley Robin Vericker	Invoice: 25751 (Reference: For Professional Services Rendered Through December 31, 20		390.00	1,864,536.42
1/17/2025	100539	H2 POOL SERVICES	Invoice: 2628-1 (Reference: COMMERCIAL POOL CLEANING. )		1,348.75	1,863,187.67
1/17/2025	100540	H2 Lagoon Solutions	Invoice: 2640 (Reference: COMMERCIAL POOL CLEANING. )		1,300.00	1,861,887.67
1/17/2025	100541	H2 Lagoon Solutions	Invoice: 2658 (Reference: Commercial Pool Cleaning. )		1,300.00	1,860,587.67
1/17/2025	100542	Phillips Electric	Invoice: 122624 - (Reference: Installations of landscape light. )		1,685.00	1,858,902.67
1/17/2025	100545	Solitude Lake Management	Invoice: PS1120736 (Reference: November Billing 11/1/2024 - 11/30/2024. ) Invoice:		5,948.80	1,852,953.87
1/17/2025	100543	DC Integrations LLC	DKS Cellular Service		360.00	1,852,593.87
1/17/2025	100544	Florida Commercial Care, Inc.	Irrigation Repair		875.73	1,851,718.14
1/21/2025	100546	Gig Fiber, LLC - Streetleaf	Invoice: 3751 (Reference: Amendment #3 January 2025. ) Invoice: 3752 (Reference: Co		23,450.00	1,828,268.14
1/21/2025	100547	NaturZone Pest Control	Invoice: 729292 (Reference: Monthly Pest Control Service. )		75.00	1,828,193.14
1/22/2025	100548	Solitude Lake Management	Invoice: PS1134066 (Reference: Annual Maintenance, January Billing 1/1/2025 - 1/31/20		2,974.40	1,825,218.74
1/23/2025	100549	DC Integrations LLC	Invoice: 25298 (Reference: 8 Channel camera cable replaced/connected to existing inte		12,249.00	1,812,969.74
1/23/2025	100550	Tampa S.W.A.P.	Invoice: 1088 (Reference: Dog waste station maintenance. )		300.00	1,812,669.74
1/23/2025	100551	JCS Investigations	Invoice: 31 (Reference: Security Svc 11/09-12/06/24. )		13,440.00	1,799,229.74
1/23/2025	100552	Fields Consulting Group, LLC	Invoice: 3458 (Reference: Captain Davis Dr. )		1,950.00	1,797,279.74
1/24/2025	100555	H2 Lagoon Solutions	Reference: COMMERCIAL POOL CLEANING. https://clientname(FILLIN).payableslockbox.com/		1,300.00	1,795,979.74
1/24/2025	012425ACH	Engage PEO	BOS MTG		726.50	1,795,253.24
1/24/2025	31	Ira D Draper	BOS MTG		184.70	1,795,068.54
1/24/2025	100553	Florida Commercial Care, Inc.	Invoice: 2418176 (Reference: Irrigation Repairs. )		1,114.43	1,793,954.11
1/24/2025	100554	Breeze Connected, LLC	Invoice: 4375 (Reference: Hilton - meeting 1/14. )		183.00	1,793,771.11

# Hidden Creek Community Development District Check Register - Operating Account FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
1/25/2025	012525ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 01/04/25 through 02/03/25		149.97	1,793,621.14
1/28/2025	100556	Stantec Consulting Services Inc.	Invoice: 2335698 (Reference: Engineering Fees. )		469.00	1,793,152.14
1/28/2025	100557	Hillsborough County Public Utilities	Invoice: 012225-9665 (Reference: 16676 LAGOON SHORE BLVD -DP. )		18.78	1,793,133.36
1/29/2025	100558	DC Integrations LLC	Invoice: 25314 (Reference: REPAIR / RESET ENTRY SIDE VEHICLE GATE ENTRANCE. )		2,944.00	1,790,189.36
1/31/2025			Deposit		0.00	1,790,189.36
1/31/2025	468	Hillsborough County Tax Collector	FY25 tax collections received	2,411.99		1,792,601.35
1/31/2025	468	Hillsborough County Tax Collector	Restricted cash	876.76		1,793,478.11
1/31/2025	468	Hillsborough County Tax Collector	Restricted cash		876.76	1,792,601.35
<b>01/31/2025</b>		<b>EOM Balance</b>		<b>533,320.07</b>	<b>229,175.21</b>	<b>1,792,601.35</b>
2/4/2025	100560	Breeze	Invoice: 20087 (Reference: Service Area CDD - Monthly Amenity Mgmt. )		1,666.67	1,790,934.68
2/4/2025	100561	Florida Commercial Care, Inc.	Invoice: 251723 (Reference: Monthly Lawn Maintenance. ) Invoice: 251722 (Reference: )		15,493.00	1,775,441.68
2/4/2025	030425ACH11	TECO	Reference: 16671 Lagoon Shore blvd June January 11, 2025 - February 10, 2025		836.48	1,774,605.20
2/5/2025	100562	Steadfast Alliance, LLC	Invoice: SE-25228 (Reference: Fountain Repair. )		7,341.60	1,767,263.60
2/5/2025	100563	Tampa S.W.A.P.	Invoice: 1084 (Reference: Acrylic plexiglass insta l. )		529.00	1,766,738.60
2/5/2025	020525ACH	TECO	17229 LAGOON SHORE BLVD, WELL December 10, 2024 - January 09, 2025		25.03	1,766,713.57
2/5/2025	020725ACH2	TECO	Reference: 5281 Hidden Creek Blvd December 10, 2024 - January 09, 2025		38.71	1,766,674.86
2/6/2025	020625ACH	TECO	Reference: 16620 Lagoon Shore Blvd December 11, 2024 - January 10, 2025		1,350.46	1,765,324.40
2/6/2025	020725ACH9	TECO	Reference: 16671 Lagoon Shore blvd June December 11, 2024 - January 10, 2025		655.24	1,764,669.16
2/7/2025	100564	Breeze Connected, LLC	Invoice: 4413 (Reference: Professional Management Services. ) Invoice: 4432 (Refere		5,538.29	1,759,130.87
2/7/2025	020725ACH	TECO	Reference: 16620 Lagoon Shore Blvd December 11, 2024 - January 10, 2025		20.03	1,759,110.84
2/7/2025	020725ACH1	TECO	Reference: 5507 Salt Chime St December 10, 2024 - January 09, 2025		32.13	1,759,078.71
2/7/2025	020725ACH3	TECO	5329 AVID REEF WY, WELL December 10, 2024 - January 09, 2025		205.85	1,758,872.86
2/7/2025	020725ACH4	TECO	Reference: 16690 Maude Dr December 10, 2024 - January 09, 2025		117.30	1,758,755.56
2/7/2025	020725ACH5	TECO	Reference: 16675 Lagoon Shore Blvd December 11, 2024 - January 10, 2025		129.74	1,758,625.82
2/7/2025	020725ACH6	TECO	Reference: 5109 Jackel Chase Dr November 08, 2024 - December 09, 2024		189.39	1,758,436.43
2/7/2025	020725ACH7	TECO	Reference: 5295 Hidden Creek Blvd December 10, 2024 - January 09, 2025		299.52	1,758,136.91
2/7/2025	020725ACH8	TECO	Reference: 5108 Jackel Chase Dr December 10, 2024 - January 09, 2025		178.10	1,757,958.81
2/7/2025	469	Hillsborough County Tax Collector	FY25 tax collections received	17,241.14		1,775,199.95
2/7/2025	469	Hillsborough County Tax Collector	Restricted cash	6,267.16		1,781,467.11
2/7/2025	469	Hillsborough County Tax Collector	Restricted cash		6,267.16	1,775,199.95
2/12/2025	100565	US Bank	Invoice: 7627860 (Reference: Trustee fees and incidental expense. )		4,506.13	1,770,693.82
2/12/2025	100566	Arbitrage Rebate Counselors LLC	Invoice: 020125 (Reference: Arbitrage Services. )		475.00	1,770,218.82
2/12/2025	100567	DC Integrations LLC	Invoice: 25331 ( )		220.00	1,769,998.82
2/12/2025	100568	H2 Lagoon Solutions	Invoice: 2676 (Reference: COMMERCIAL POOL CLEANING. )		1,300.00	1,768,698.82
2/17/2025	021725ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 02/04/25 through 03/03/25		149.97	1,768,548.85
2/19/2025	100569	Solitude Lake Management	Invoice: PS140023 (Reference: Annual Maintenance, February Billing 2/1/2025 - 2/28/2		2,974.40	1,765,574.45
2/19/2025	100570	NaturZone Pest Control	Invoice: 737269 (Reference: Monthly Pest Control Service. )		75.00	1,765,499.45
2/19/2025	100571	Steadfast Alliance, LLC	Invoice: SE-26147 (Reference: checking on all fountains at Southshore. )		1,480.00	1,764,019.45
2/20/2025	100572	Breeze Connected, LLC	Invoice: 4455 (Reference: Hilton - Meeting 2.10. )		183.01	1,763,836.44
2/20/2025	100573	DC Integrations LLC	Invoice: 25374 (Reference: Gate Repair. ) Invoice: 25379 (Reference: INSTALL OMRON		2,470.00	1,761,366.44
2/20/2025	100574	IPFS Corporation	Invoice: 021125-59264 (Reference: Payment 5. )		3,362.84	1,758,003.60
2/20/2025	100576	Straley Robin Vericker	Invoice: 25912 (Reference: General prof Legal services. )		1,504.45	1,756,499.15
2/20/2025	100577	JCS Investigations	Invoice: 32 (Reference: Security Svc 12/7/24-1/3/25. )		13,440.00	1,743,059.15
2/21/2025	022125ACH	Engage PEO	BOS MTG 2-10-25 + Mileage		776.07	1,742,283.08
2/21/2025	32	Ira D Draper	BOS MTG 2-10-25 + Mileage		200.10	1,742,082.98
2/24/2025	100578	Gig Fiber, LLC - Streetleaf	Invoice: 3903 (Reference: Hidden Creek CDD - Amendment #3_Feb 2025. ) Invoice: 3900		23,450.00	1,718,632.98
2/26/2025	470	H2 POOL SERVICES	To book strongroom ACH returned payment 100539	1,348.75		1,719,981.73
2/28/2025	100579	ECS Integrations LLC			5,200.00	1,714,781.73
<b>02/28/2025</b>		<b>EOM Balance</b>		<b>24,857.05</b>	<b>102,676.67</b>	<b>1,714,781.73</b>
10/9/2024	100488	H2 POOL SERVICES	VOID Invoice: 2628 (Reference: COMMERCIAL POOL CLEANING. )		-1,348.75	1,716,130.48
3/3/2025	100580	Florida Commercial Care, Inc.	Reference: Main Line Repair. <a href="https://clientname(FILLIN).payableslockbox.com/DocView/">https://clientname(FILLIN).payableslockbox.com/DocView/</a>		795.83	1,715,334.65
3/4/2025	100581	Breeze	Invoice: 20217 (Reference: Service Area CDD - Monthly Amenity Mgmt. )		1,666.67	1,713,667.98
3/4/2025	030425ACH	TECO	Reference: 16620 Lagoon Shore Blvd January 11, 2025 - February 10, 2025		1,172.32	1,712,495.66
3/4/2025	030425ACH1	TECO	Reference: 16620 Lagoon Shore Blvd January 11, 2025 - February 10, 2025		20.03	1,712,475.63
3/4/2025	030425ACH2	TECO	17229 LAGOON SHORE BLVD, WELL January 10, 2025 - February 07, 2025		25.31	1,712,450.32
3/4/2025	030425ACH3	TECO	Reference: 5507 Salt Chime St January 10, 2025 - February 07, 2025		30.45	1,712,419.87
3/4/2025	030425ACH4	TECO	Reference: 5281 Hidden Creek Blvd January 10, 2025 - February 07, 2025		35.63	1,712,384.24
3/4/2025	030425ACH5	TECO	5329 AVID REEF WY, WELL January 10, 2025 - February 07, 2025		70.04	1,712,314.20
3/4/2025	030425ACH6	TECO	Reference: 16690 Maude Dr January 10, 2025 - February 07, 2025		117.50	1,712,196.70
3/4/2025	030425ACH7	TECO	Reference: 16675 Lagoon Shore Blvd January 11, 2025 - February 10, 2025		139.56	1,712,057.14
3/4/2025	030425ACH8	TECO	Reference: 5109 Jackel Chase Dr November 08, 2024 - December 09, 2024		241.98	1,711,815.16
3/4/2025	030425ACH9	TECO	Reference: 5295 Hidden Creek Blvd January 10, 2025 - February 07, 2025		259.51	1,711,555.65
3/4/2025	030425ACH10	TECO	Reference: 5108 Jackel Chase Dr January 10, 2025 - February 07, 2025		625.38	1,710,930.27
3/6/2025	100582	Hillsborough County Public Utilities	Invoice: 022025-9665 (Reference: 16676 LAGOON SHORE BLVD -DP. ) Invoice: 022025-422		2,266.31	1,708,663.96
3/6/2025	100583	Gig Fiber, LLC - Streetleaf	Invoice: 4043 (Reference: Hidden Creek CDD - Amendment #1_March 2025. ) Invoice: 40		23,450.00	1,685,213.96
3/6/2025	100584	Breeze Connected, LLC	Invoice: 4503 (Reference: Professional Management Services. )		5,208.34	1,680,005.62
3/7/2025	100585	IPFS Corporation	Invoice: 030325-59264 (Reference: Payment 6. )		3,362.84	1,676,642.78
3/10/2025	100586	Florida Commercial Care, Inc.	Reference: Irrigation Repairs. <a href="https://clientname(FILLIN).payableslockbox.com/DocView/">https://clientname(FILLIN).payableslockbox.com/DocView/</a>		7,174.70	1,669,468.08
3/10/2025	473	Hillsborough County Tax Collector	FY25 tax collections received	14,627.64		1,684,095.72
3/10/2025	473	Hillsborough County Tax Collector	Restricted cash	5,317.15		1,689,412.87
3/10/2025	473	Hillsborough County Tax Collector	Restricted cash		5,317.15	1,684,095.72
3/11/2025	100587	DC Integrations LLC	Invoice: 25299 (Reference: Install 4 Ped gate closers, main and hidden creek gate. )		3,980.00	1,680,115.72
3/11/2025	100588	Florida Commercial Care, Inc.	Monthly Lawn Maintenance Contract		12,293.00	1,667,822.72
3/11/2025	031124ACH	Hillsborough County Public Utilities	Reference: 16676 LAGOON SHORE BLVD -DP. Paid (online) double and there is \$18.93 cre		18.93	1,667,803.79
3/12/2025	100590	Florida Commercial Care, Inc.	Reference: Monthly Lawn Maintenance. <a href="https://clientname(FILLIN).payableslockbox.com/">https://clientname(FILLIN).payableslockbox.com/</a>		3,200.00	1,664,603.79
3/12/2025	100589	Disclosure Technology Services, LLC	Invoice: 1236 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription. )		1,250.00	1,663,353.79
3/12/2025	031225ACH	Hidden Creek CDD	Remittance of FY2025 tax collections to Debt Service		694,890.18	968,463.61
3/14/2025	031425ACH	Engage PEO	Supervisor Cassels Backpay		695.90	967,767.71
3/14/2025	3461	Southshore Bay Club, LLC	Road sharing agreement	20,916.00		988,683.71
3/19/2025	100593	H2 Lagoon Solutions	Invoice: 2704 (Reference: COMMERCIAL POOL CLEANING. )		1,300.00	987,383.71
3/19/2025	100595	Solitude Lake Management	Invoice: PS152379 (Reference: Annual Maintenance 3/1/2025 - 3/31/2025. )		3,093.38	984,290.33
3/19/2025	100596	NaturZone Pest Control	Invoice: 745471 (Reference: Monthly Pest Control Service. )		75.00	984,215.33
3/19/2025	100594	Florida Commercial Care, Inc.	Irrigation Repairs		950.94	983,264.39
3/21/2025	032125ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 03/04/25 through 04/03/25		160.00	983,104.39
3/21/2025	032125ACH	Engage PEO	bos mtg 3-10-25		941.80	982,162.59
3/21/2025	33	Ira D Draper	bos mtg 3-10-25		184.70	981,977.89
3/24/2025	100598	Stantec Consulting Services Inc.	Invoice: 2364245 (Reference: For Period Ending: February 28, 2025. )		824.00	981,153.89
3/28/2025	100599	JCS Investigations	Invoice: 33 (Reference: Security Svc 1/4-1/21/25. )		13,440.00	967,713.89

# Hidden Creek Community Development District Check Register - Operating Account FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
3/28/2025	100600	Florida Commercial Care, Inc.	Invoice: 253126 (Reference: Monthly Lawn Maintenance Contract. )		12,293.00	955,420.89
3/28/2025	032825ACH	Scoopy Poopy Doo LLC	Reference: Pet Waste Stations Service. https://clientname(FILLIN).payableslockbox.co		325.00	955,095.89
3/31/2025	100601	Straley Robin Vericker	Invoice: 26141 (Reference: For Professional Services Rendered Through February 28, 20		2,987.50	952,108.39
3/31/2025	100602	Florida Commercial Care, Inc.	Invoice: 2516304 (Reference: Irrigation Repairs. )		9,997.50	942,110.89
<b>03/31/2025</b>		<b>EOM Balance</b>		<b>40,860.79</b>	<b>813,531.63</b>	<b>942,110.89</b>
10/9/2024	100488	H2 POOL SERVICES	VOID Invoice: 2628 (Reference: COMMERCIAL POOL CLEANING. )		1,348.75	940,762.14
4/3/2025	100603	Kai	Invoice: 20251 (Reference: Service Area CDD - Monthly Amenity Mgmt. )		1,666.67	939,095.47
4/3/2025	100604	Florida Commercial Care, Inc.	Invoice: 2589837 (Reference: Irrigation Repairs. )		19,961.90	919,133.57
4/3/2025	100605	IPFS Corporation	Invoice: 040325-59264 (Reference: Payment 7. )		3,362.84	915,770.73
4/4/2025	040425ACH1	TECO	Reference: 16620 Lagoon Shore Blvd February 11, 2025 - March 11, 2025		1,306.10	914,464.63
4/4/2025	040425ACH2	TECO	Reference: 16620 Lagoon Shore Blvd February 11, 2025 - March 11, 2025		18.74	914,445.89
4/4/2025	040425ACH3	TECO	17229 LAGOON SHORE BLVD, WELL February 08, 2025 - March 10, 2025		21.55	914,424.34
4/4/2025	040425ACH4	TECO	Reference: 5507 Salt Chime St February 08, 2025 - March 10, 2025		28.39	914,395.95
4/4/2025	040425ACH5	TECO	Reference: 5281 Hidden Creek Blvd February 08, 2025 - March 10, 2025		40.82	914,355.13
4/4/2025	040425ACH6	TECO	Reference: 16675 Lagoon Shore Blvd February 11, 2025 - March 11, 2025		124.64	914,230.49
4/4/2025	040425ACH7	TECO	Reference: 16690 Maude Dr February 08, 2025 - March 10, 2025		139.61	914,090.88
4/4/2025	040425ACH8	TECO	5329 AVID REEF WY, WELL February 08, 2025 - March 10, 2025		247.54	913,843.34
4/4/2025	040425ACH9	TECO	Reference: 5109 Jackel Chase Dr February 08, 2025 - March 10, 2025		286.79	913,556.55
4/4/2025	040425ACH10	TECO	Reference: 5295 Hidden Creek Blvd February 08, 2025 - March 10, 2025		545.18	913,011.37
4/4/2025	040425ACH11	TECO	Reference: 5108 Jackel Chase Dr February 08, 2025 - March 10, 2025		401.43	912,609.94
4/4/2025	040425ach	Engage PEO	BOS MTG 03/10/25		941.80	911,668.14
4/4/2025	34	Ira D Draper	BOS MTGO 03/10/25		184.70	911,483.44
4/7/2025	040425ACH	TECO	Reference: 16671 Lagoon Shore blvd June February 11, 2025 - March 11, 2025		801.20	910,682.24
4/7/2025	471	Hillsborough County Tax Collector	FY25 tax collections received	29,579.64		940,261.88
4/7/2025	471	Hillsborough County Tax Collector	Restricted cash	10,752.20		951,014.08
4/7/2025	471	Hillsborough County Tax Collector	Restricted cash		10,752.20	940,261.88
4/8/2025	100606	Business Observer	Invoice: 25-00981H (Reference: Budget Workshop on 4/16/25 @ 6:00 PM. )		52.50	940,209.38
4/8/2025	100607	DC Integrations LLC	DKS Cellular Service		360.00	939,849.38
4/9/2025	100608	ECS Integrations LLC	Invoice: 102447 (Reference: MONTHLY FOR BOTH SITES- (billed quarterly. )		1,050.00	938,799.38
4/22/2025	042225ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 04/04/25 through 05/03/25		160.00	938,639.38
4/23/2025	100613	Florida Commercial Care, Inc.	Invoice: 2593971 (Reference: Irrigation Repairs. ) Invoice: 2593974 (Reference: Irr		2,212.50	936,426.88
4/23/2025	100614	Gig Fiber, LLC - Streetleaf	Invoice: 4191 (Reference: Hidden Creek CDD - Amendment #2, April 2025. ) Invoice: 41		23,450.00	912,976.88
4/23/2025	100615	H2 POOL SERVICES	Invoice: 2628-1 (Reference: COMMERCIAL POOL CLEANING. )		1,300.00	911,676.88
4/23/2025	100616	Hillsborough County Public Utilities	Invoice: 032425-4227 (Reference: 16675 LAGOON SHORE BLVD -GH. )		1,167.41	910,509.47
4/23/2025	469	Florida Commercial Care, Inc.	To book check 100609, stop paid an re-issued under ck 100613		2,212.50	908,296.97
4/23/2025	469	Gig Fiber, LLC - Streetleaf	To book check 100611, stop paid an re-issued under ck 100614		23,450.00	884,846.97
4/24/2025	469R	Florida Commercial Care, Inc.	To book check 100609, stop paid an re-issued under ck 100613	2,212.50		887,059.47
4/24/2025	469R	Gig Fiber, LLC - Streetleaf	To book check 100611, stop paid an re-issued under ck 100614	23,450.00		910,509.47
4/25/2025	100617	Solitude Lake Management	Invoice: PS1159817 (Reference: Annual Maintenance 4/1/2025 - 4/30/2025. )		3,093.38	907,416.09
4/25/2025	100618	NaturZone Pest Control	Invoice: 753756 (Reference: Monthly Pest Control Service. )		75.00	907,341.09
4/25/2025	100619	ECS Integrations LLC	Invoice: 102478 (Reference: The resident tag camera was replaced under warranty.. )		282.00	907,059.09
4/25/2025	100620	Kai Connected, LLC	Invoice: 4536 (Reference: Professional Management Services. )		5,208.34	901,850.75
4/25/2025	100621	JCS Investigations	Invoice: 34 (Reference: Security Svc 2/1-3/3/25. )		13,440.00	888,410.75
4/25/2025	472	Hillsborough County Tax Collector	FY25 tax collections received	497.14		888,907.89
4/25/2025	472	Hillsborough County Tax Collector	Restricted cash	180.71		889,088.60
4/25/2025	472	Hillsborough County Tax Collector	Restricted cash		180.71	888,907.89
4/28/2025	100622	Stantec Consulting Services Inc.	Invoice: 2377727 (Reference: For Period Ending: March 28, 2025. )		546.50	888,361.39
4/28/2025	470	H2 POOL SERVICES	To book check 100610, stop paid an re-issued under ck 100615		1,300.00	887,061.39
4/29/2025	470R	H2 POOL SERVICES	To book check 100610, stop paid an re-issued under ck 100615	1,300.00		888,361.39
4/30/2025	100623	Straley Robin Vericker	Invoice: 26276 (Reference: For Professional Services Rendered Through March 31, 2025.		2,727.50	885,633.89
4/30/2025	100624	Florida Commercial Care, Inc.	Invoice: 2543274 (Reference: April 2025 Monthly Lawn Maintenance. ) Invoice: 254327		15,493.00	870,140.89
<b>04/30/2025</b>		<b>EOM Balance</b>		<b>67,972.19</b>	<b>139,942.19</b>	<b>870,140.89</b>
5/2/2025	100625	Florida Commercial Care, Inc.	Invoice: 253127 (Reference: Monthly Lawn Maintenance. )		3,200.00	866,940.89
5/2/2025	050225ACH	Scoopy Poopy Doo LLC	Pet Waste Stations 4/25 Service, Sonia paid via ACH on 5/2/25		325.00	866,615.89
5/5/2025	100626	Kai	Invoice: 20344 (Reference: Service Area CDD - Monthly Amenity Mgmt. )		1,666.67	864,949.22
5/5/2025	050625ACH	TECO	Reference: 16620 Lagoon Shore Blvd March 12, 2025 - April 09, 2025		1,398.30	863,550.92
5/5/2025	050525ACH	TECO	17229 LAGOON SHORE BLVD, WELL March 11, 2025 - April 08, 2025		20.11	863,530.81
5/5/2025	050525ACH1	TECO	Reference: 5507 Salt Chime St March 11, 2025 - April 08, 2025		26.52	863,504.29
5/5/2025	050525ACH2	TECO	Reference: 5281 Hidden Creek Blvd March 11, 2025 - April 08, 2025		45.48	863,458.81
5/5/2025	050525ACH3	TECO	Reference: 5295 Hidden Creek Blvd March 11, 2025 - April 08, 2025		371.59	863,087.22
5/5/2025	050525ACH5	TECO	Reference: 5108 Jackel Chase Dr March 11, 2025 - April 08, 2025		724.35	862,362.87
5/6/2025	100627	Hillsborough County Public Utilities	Invoice: 042225-9665 (Reference: 16676 LAGOON SHORE BLVD -DP. ) Invoice: 042825-422		745.24	861,617.63
5/6/2025	100628	US Bank	Invoice: 7730679 (Reference: Trustee fees and incidental expense. )		4,540.63	857,077.00
5/6/2025	050625ACH1	TECO	Reference: 16620 Lagoon Shore Blvd March 12, 2025 - April 09, 2025		18.74	857,058.26
5/6/2025	050625ACH2	TECO	Reference: 16690 Maude Dr March 11, 2025 - April 08, 2025		130.69	856,927.57
5/6/2025	050625ACH3	TECO	Reference: 16675 Lagoon Shore Blvd March 12, 2025 - April 09, 2025		141.81	856,785.76
5/6/2025	050625ACH4	TECO	Reference: 5109 Jackel Chase Dr March 11, 2025 - April 08, 2025		263.33	856,522.43
5/6/2025	050625ACH5	TECO	5329 AVID REEF WY, WELL March 11, 2025 - April 08, 2025		334.79	856,187.64
5/6/2025	050625ACH6	TECO	Reference: 16671 Lagoon Shore blvd June March 12, 2025 - April 09, 2025		972.78	855,214.86
5/7/2025	478	Hillsborough County Tax Collector	FY25 tax collections received	3,538.90		858,753.76
5/7/2025	478	Hillsborough County Tax Collector	Restricted cash	1,286.39		860,040.15
5/7/2025	478	Hillsborough County Tax Collector	Restricted cash		1,286.39	858,753.76
5/8/2025	100629	Gig Fiber, LLC - Streetleaf	Invoice: 4425 (Reference: Hidden Creek CDD - 7A & 7B_May 2025. ) Invoice: 4423 (Ref		24,153.50	834,600.26
5/12/2025	3595	Southshore Bay Club, LLC		2,988.00		837,588.26
5/13/2025	100630	IPFS Corporation	Invoice: 050125-59264 (Reference: Payment 8. )		3,362.84	834,225.42
5/13/2025	100631	Kai Connected, LLC	Invoice: 4565 (Reference: Professional Management Services. )		5,208.34	829,017.08
5/19/2025	100632	NaturZone Pest Control	Invoice: 762401 (Reference: Monthly Pest Control Service. )		75.00	828,942.08
5/19/2025	100633	Straley Robin Vericker	Invoice: 26444 (Reference: For Professional Services Rendered Through April 30, 2025.		1,797.50	827,144.58
5/19/2025	100634	JCS Investigations	Invoice: 35 (Reference: Security Svc 3/4-3/31/25. )		13,440.00	813,704.58
5/19/2025	100635	H2 Lagoon Solutions	Invoice: 2740 (Reference: COMMERCIAL POOL CLEANING. )		1,300.00	812,404.58
5/21/2025	052125ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 05/04/25 through 06/03/25		160.00	812,244.58
5/21/2025	100636	Gate Pros, Inc.	Invoice: 12001 (Reference: GATE OPERATOR REPLACEMENT ON 9/16/2024. ) Invoice: 12000		10,875.00	801,369.58
5/22/2025	100637	Steadfast Alliance, LLC	Invoice: SA-11808 (Reference: Fountain Repair. )		8,515.00	792,854.58
5/22/2025	100638	Florida Commercial Care, Inc.	Invoice: 255122 (Reference: Monthly Lawn Maintenance Contract. ) Invoice: 255123 (R		15,493.00	777,361.58
5/23/2025	052325ach	Engage PEO	BOS MTG 04/14/25		941.80	776,419.78
5/23/2025	36	Ira D Draper	BOS MTG 04/14/25		184.70	776,235.08
5/23/2025	052325ach2	Engage PEO	bos mtg 5-12-25		941.80	775,293.28
5/23/2025	35	Ira D Draper	BOS MTG 05/12/25		184.70	775,108.58

**Hidden Creek Community Development District**  
**Check Register - Operating Account**  
**FY2025**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
5/27/2025	100639	Arbitrage Rebate Counselors LLC	Invoice: 052325 (Reference: Arbitrage Services 3/13/24-3/13/25. )		475.00	774,633.58
5/28/2025	100640	Hillsborough County Public Utilities	Invoice: 052225-9665 (Reference: 16676 LAGOON SHORE BLVD -DP. ) Invoice: 052225-422		1,117.18	773,516.40
<b>05/31/2025</b>		<b>EOM Balance</b>		<b>7,813.29</b>	<b>104,437.78</b>	<b>773,516.40</b>

# **EXHIBIT 7**

## **AGENDA**

## Hidden Creek Community Development District

### Negative Variance Report

05/31/25

PAYROLL TAXES	920	613	658	(45)	Payroll taxes on 8 meeting held so far. The budget provided for 8 meetings total with 4 supervisors in attendance for the full year
PAYROLL SERVICES	715	715	750	(35)	8 meeting payrolls plus 7 out of cycle payments
TRAVEL PER DIEM	200	133	151	(18)	Actuals received
LEGAL SERVICES	15,000	15,000	20,636	(5,636)	Matters: Land conveyance from Developer to CDD, Multi-family cost sharing agreement, Land owner election, review of vendor proposals and agreements, termination of vendor agreements, Mandamus complaint and Studebaker matter.
DISSEMINATION AGENT	8,000	8,000	8,750	(750)	Dissemination agent fee of \$7,500 for FY2025
TRUSTEE FEES	8,296	8,296	9,061	(765)	Charges for extraordinary fees incurred in FY2025 \$750
IRRIGATION REPAIR & MAINTENANCE	7,500	7,500	11,931	(4,431)	Root removal, decoder replacement, timer replacement
PONDS - AQUATICS MAINTENANCE	35,693	23,795	24,152	(357)	Monthly service billed as per contract, contract subject to annual increase
FOUNTAIN MAINTENANCE & REPAIR	7,500	7,500	18,897	(11,397)	Work performed for fountain right of the Guard Shack \$7,340, repair work on 4 fountains \$8,515
STREETLIGHTS	281,400	187,600	188,304	(704)	Increase of \$1.50 per installed unit per month
ENTRANCE MONUMENT MAINTENANCE	21,600	14,400	15,199	(799)	Fountain repair \$4,750
GATE REPAIR & MAINTENANCE	7,000	7,000	38,918	(31,918)	Multiple repairs and installs: 4 pedestrian gate closers \$4k, repair vehicle entry and exit gates \$5.9K, \$10k fence repair, \$11k repair of 09/16/24 gate strike.
REPAIRS & MAINTENANCE	1,000	1,000	1,950	(950)	Signage for Captain Davis Dr

# **EXHIBIT 8**

## **AGENDA**

1 **MINUTES OF MEETING**

2 **HIDDEN CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Hidden Creek Community Development  
5 District was held on Monday, June 9, 2025 at 6:00 p.m. at Hilton Garden Inn, 4328 Garden Vista Drive,  
6 Riverview, Florida 33578.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Dilley called the meeting to order at 6:45 p.m. and conducted roll call.

9 Present and constituting a quorum were:

10 Michael Lawson	Board Supervisor, Chairman
11 Michael Susic	Board Supervisor, Assistant Secretary
12 Doug Draper	Board Supervisor, Assistant Secretary
13 Karen Cassels	Board Supervisor, Assistant Secretary

14 Also present were:

15 Audette Bruce	District Manager, Kai
16 Heather Dilley	District Manager, Kai
17 Brian Quillen	Operations Director, Kai
18 Vasili Kostakis ( <i>via Zoom</i> )	District Engineer
19 Steve McDowell	Florida Commercial Care
20 Israel Vega	Florida Commercial Care
21 Brandy Marshall	JCS Securities

22 *The following is a summary of the discussions and actions taken at the June 9, 2025 Hidden Creek CDD*  
23 *Board of Supervisors Regular Meeting.*

24 **SECOND ORDER OF BUSINESS – Audience Comments–** (*limited to 3 minutes per individual for*  
25 *agenda items*)

26 There were eight audience members present, five were on Zoom, and not comments.

27 **THIRD ORDER OF BUSINESS – Business Items**

28 A. Exhibit 1: Consideration for Adoption - Resolution 2025-07, Approving Proposed FY 2025-2026  
29 Budget and Setting Public Hearing

30 ➤ Exhibit A – Proposed Budget for Fiscal Year 2025/2026

31 Ms. Dilley went over the proposed budget with the Board. All items are subject to adjustment before  
32 finalizing the budget at the August Board meeting.

33 Ms. Cassels asked about purchasing additional signage for the roundabout and for the pedestrian  
34 crossing signs missing at Lagoon Shore Boulevard.

35 Mr. Susic requested calculations from Streetleaf to justify the rate increase and asked for copies of  
36 maintenance reports and the contract from Gate Pro regarding the entrance gate repairs.

37 Mr. Lawson suggested holding a workshop before the final hearing, during the July meeting to  
38 encourage resident participation. Ms. Dilley agreed to add it to July's meeting agenda to avoid  
39 scheduling a separate date.

40 The Public Hearing on the FY 2025-2026 budget will be on August 11, 2025, at 6:00 pm., at Hilton  
41 Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578.



On a MOTION by Mr. Lawson, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board **approved Resolution 2025-07, Approving Proposed FY 2025-2026 Budget and Setting Public Hearing on August 11, 2025**, for the Hidden Creek Community Development District.

**FOURTH ORDER OF BUSINESS – Consent Agenda**

- A. Exhibit 2: Consideration for Acceptance – Annual Arbitrage Report for the period March 13, 2024 to March 13, 2025 – Series 2019A-1 (Assessment Area Three), Series 2019A-2 (Assessment Area Three), & Series 2019A-2 (Assessment Area Four) – Arbitrage Rebate Counselors, LLC
- B. Exhibit 3: Consideration for Acceptance – The Unaudited April 2025 Financials
  - Exhibit 4: Variance Report for April 2025
- C. Exhibit 5: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held May 12, 2025
- D. Exhibit 6: Ratification of Florida Commercial Care – Non-Functional Valves Troubleshooting Proposal - \$1,197.17

On a MOTION by Ms. Cassels, SECONDED by Mr. Susic, WITH ALL IN FAVOR, the Board **approved Consent Agenda Items A-D**, for the Hidden Creek Community Development District.

**FIFTH ORDER OF BUSINESS – Staff Reports**

- A. District Counsel
  - There being no representative, the next item followed.
- B. District Engineer
  - Exhibit 7: Commercial Leak Test
  - Exhibit 8: Consideration for Theisen Brothers – Entrance Fountain Repair Proposal - \$143,850.00

Mr. Kostakis shared a \$143,850 proposal from Theisen Brothers for entry fountain repairs, based on an April 15 site visit and leak report review. Mr. Lawson suggested getting more proposals, and Ms. Dilley asked to remove unnecessary items on the proposal. Mr. Kostakis agreed and agreed to get more proposals and have contractors visit the site. Mr. Kostakis explained that the pump leak was a very slow leak, similar to a dripping faucet, not urgent but still wasting water. It was suggested getting a separate proposal to address just the leak.
- C. Kai Field Staff
  - Mr. Susic made a motion to accept the walk-on proposals from Steadfast for Midge Fly Treatment be presented to the Board.

On a MOTION by Mr. Susic, SECONDED by Mr. Lawson, WITH ALL IN FAVOR, the Board **accepted the walk-on proposal from Steadfast to be presented to the board**, for the Hidden Creek Community Development District.

Mr. Susic made a motion to approve the walk-on proposal from Steadfast for Midge Fly Treatment.

On a MOTION by Mr. Susic, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **approved the walk-on proposal Midge Fly Treatment from Steadfast in the amount of \$4,928**, for the Hidden Creek Community Development District.

Mr. Susic made a motion to approve the additional dog waste station near Maude Dr. close to townhomes.

On a MOTION by Mr. Susic, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board **approved the installation of additional dog waste station**, for the Hidden Creek Community Development District.

Mr. Lawson made a motion to give the Chairman the authority to sign proposals from FCC for Palm and Pine Tree trimming/removal.

On a MOTION by Mr. Draper, SECONDED by Mr. Lawson, WITH ALL IN FAVOR, the Board **approved to giving the Chairman the authority to sign proposal from Florida Commercial Care for Palm and Pine Tree Trimming/Removal**, for the Hidden Creek Community Development District.

➤ Florida Commercial Care

- Exhibit 9: Landscaping Report
- Exhibit 10: Irrigation Report

D. District Manager

District Manager is to work with Ms. Coddington on finalizing the tot lot survey for the community. The survey will include a comment section for residents to gain feedback for the Board to make a final decision.

Audette Bruce will take over as District Manager for Southshore Bay starting July 2025.

**SIXTH ORDER OF BUSINESS – Supervisors Requests**

Supervisors requested cones to be placed in front of the entrance gates to indicate when they were fixed open, particularly during rush hours. Mr. Quillen was to include an explanation in the newsletter to inform residents. The supervisor emphasized the importance of informing residents about how to obtain gate clickers and discussed using vehicle stickers as a backup during gate malfunctions. Ms. Marshall noted that many residents lacked clickers and proposed posting flyers at guard booths to reduce gate congestion. Ms. Dilley agreed to include the information in the newsletter.

Mr. Susic reported that one fence in Hidden Creek still needed repair following the hurricane and confirmed he had emailed the address. Ms. Dilley said she would follow up and had already forwarded related emails to Mr. Reed. Also, it was mentioned that many palm trees along Westlake still had braces that needed removal.

Ms. Cassels raised concerns about grass clippings entering ponds again, causing algae blooms, despite previous improvements. Mr. Vega said the problem was likely due to a damaged mower part but confirmed new mowers were available to fix it.

Mr. Lawson requested that the full agenda be made available on the website, if possible. If not, he suggested it be sent by email upon request. He also asked staff to get a proposal for the cost of doing so.

**SEVENTH ORDER OF BUSINESS – Audience Comments - New Business– (limited to 3 minutes per individual for non-agenda items)**

A resident raised concerns about faded white road markings throughout the community, noting they hadn't been refreshed since the community was built seven years ago. They emphasized the importance of maintaining the appearance of the neighborhood. Mr. Lawson agreed and suggested

120 getting a proposal as soon as possible to see if it could be covered in the current budget, or else  
121 plan for it in the FY 2025-2026 budget.

122 On a MOTION by Mr. Lawson, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board  
123 **approved to secure proposals for road stripping and marking**, for the Hidden Creek Community  
124 Development District.

125 A resident urged the board to consider replacing the gate motors, stating they were not built to  
126 handle the current or future traffic volume.

127 A resident requested updates on stop signs and lighting at the Bishop Road gates. He suggested  
128 prioritizing repairs to the Midland gate, adding cones between lanes for better traffic flow, using  
129 funds to fix resident gates, and maintaining hinges with a grease gun. He also supported adding red  
130 strobe lights for visibility.

131 A resident raised concerns about landscaping responsibilities, asked about possibilities of moving  
132 CDD meeting closer to the property, and questioned guard presence.

133 A resident raised concerns about recurring fountain issues across communities, and suggested  
134 reallocating funds to cover the \$10,000 engineering study for roundabout safety in FY26. Mr.  
135 Lawson and Mr. Susic confirmed the goal was to address signage issues at the roundabout this  
136 fiscal year.

137 **EIGHTH ORDER OF BUSINESS – Adjournment**

138 Ms. Dilley asked for final questions, comments, or corrections before requesting a motion to  
139 adjourn the meeting. There being none, Mr. Susic made a motion to adjourn the meeting.

140 On a MOTION by Ms. Cassels, SECONDED by Mr. Susic, WITH ALL IN FAVOR, the Board **adjourned**  
141 **the meeting at 8:37 p.m.**, for the Hidden Creek Community Development District.

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

145 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
146 **meeting held on \_\_\_\_\_.**

147

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

148

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

149 **Title:**   ☐ Secretary   ☐ Assistant Secretary

**Title:**   ☐ Chairman   ☐ Vice Chairman

# **EXHIBIT 9**

AGENDA



Professional Landscape and Property Maintenance Services

June 10, 2025

Hidden Creek CDD  
Attn: Michael Sakellarides  
5002 Jackel Chase Dr  
Wimauma, FL 33598

**Re: Hidden Creek CDD**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Hidden Creek removal of Palm tree stakes kits.

**DESCRIPTION OF WORK:**

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Removal and disposal of (65) palm tree stakes kits around Hidden Creek CDD areas.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

**Total Price- \$1,299.77**

Proposal Accepted

6-9-25

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell

Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Florida Commercial Care will not be responsible for planting material that is planted in inappropriate locations or is inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by Florida Commercial Care, are not guaranteed by Florida Commercial Care. Florida Commercial Care will not be responsible for



excessive water or lack of water, when such action has been caused by actions of others (including but not limited to Government Agencies, act of God, incurable and unpredicted diseases, car damage and third party damage) outside Professional Commercial Care control. Maintenance Services are limited to such actions as changes in watering schedule determined or made by Client without the approval of Florida Commercial Care or additional watering by a Lot Owner without the approval of Florida Commercial Care and drainage problems. Florida Commercial Care cannot be held responsible for insects, weeds, and diseases that are not prevalent or problematic and/or no treatment is available chemically or otherwise in the county where work is to be performed.

# **EXHIBIT 10**

AGENDA

# FLORIDA COMMERCIAL CARE, INC.

Professional Landscape and Property Maintenance Services

June 10, 2025

Hidden Creek CDD  
**Attn: Michael Sakellarides**  
5002 Jackel Chase Dr  
Wimauma, FL 33598

**Re: Hidden Creek CDD**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Hidden Creek dead Palm tree removals. No replacement.

**DESCRIPTION OF WORK:**

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Removal and disposal of dead Pine trees, tree hangers' common area by the tunnel.
- Removal and disposal of dead large palm trees by the common tunnel area.
- Trimming of (2) overgrown palm tree next to the dead palm tree by the common area.
- Clean all debris from work completed and haul all debris to a local landfill.

**Total Price- \$2,773.00**

Proposal Accepted 6-9-25

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell

Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Florida Commercial Care will not be responsible for planting material that is planted in inappropriate locations or is inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by Florida Commercial Care, are not guaranteed by Florida Commercial Care. Florida Commercial Care will not be responsible for





Professional Landscape and Property Maintenance Services

excessive water or lack of water, when such action has been caused by actions of others (including but not limited to Government Agencies, act of God, incurable and unpredicted diseases, car damage and third party damage) outside of Florida Commercial Care control including but not limited to such actions as changes in watering schedule determined or made by Client without the approval of Florida Commercial Care or additional watering by a Lot Owner without the approval of Florida Commercial Care and drainage problems. Florida Commercial Care cannot be held responsible for insects, weeds, and diseases that are not prevalent or problematic and/or no treatment is available chemically or otherwise in the county where work is to be performed.

# **EXHIBIT 11**

AGENDA



(863) 781-2277 ph

(941) 776-0857 fax

PROPOSAL SUBMITTED TO <b>Hidden Creek/ South Shore Bay</b>	PHONE	DATE <b>6/13/2025</b>
STREET	JOB NAME <b>Gate Strike Repair</b>	
CITY, STATE, ZIP CODE	JOB LOCATIONS <b>Main Entrance Resident Lane</b>	
ARCHITECT <b>CJK</b>	DATE OF PLANS	JOB PHONE

We hereby submit specifications and materials for:

QTY

PRICE

TOTAL

Field Weld Repair. Replace broken pickets and spray paint	1	\$550.00	\$550.00
---	---	----------	----------

TOTAL	\$550.00
-------	----------

**We Propose** hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of

Payment to be made as follows: **50% Deposit upon acceptance. Paid in full upon completion.**

**Due to the world CoVid 19 Shutdown, The US manufacturing has extended delays of several weeks and expected to continue for several months. Please allow ample time between contract and installation in panning your schedule.**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

BILLING ADDRESS:

Email To:

Fax To:

**NOTE:** This proposal may be withdrawn by us if not accepted within 30 days. Thank you.

**Acceptance of Proposal----** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Date of Acceptance

Desired Start Date:

# **EXHIBIT 12**

AGENDA



## IRRIGATION REPORT

Complete

Score	6 / 6 (100%)	Flagged items	0	Actions	0
<b>PROPERTY NAME:</b>				Hidden Creek	
Common areas					
<b>INSPECTION DATE:</b>				June 20, 2025	
4 Technicians					
<b>RUN DAYS:</b>				Multiple Days for Multiple controllers and Multiple programs	
Program A - Monday, Wednesday, Saturday Program B- Tuesday, Friday, Sunday Program C- Monday, Wednesday, Friday					
<b>START TIME:</b>				5pm	
<b>Controller type 1</b>				ACC2	
<b>Controller type 2</b>				ACC99	
<b>Controller type 3</b>					
<b>Controller type 4</b>					
<b>Controller type 5</b>					

<b>Audit</b>	6 / 6 (100%)
<b>Inspection complete</b>	Yes
<b>PROPOSAL REQUIRED</b> Proposals sent.	Yes
<b>DECODERS PROPOSAL REQUIRED</b> Decoder Module issue.	Yes
<b>VALVE REPLACE PROPOSAL REQUIRED</b> Proposal sent for valve and mainline break.	Yes
<b>ZONE LINE BREAK PROPOSAL REQUIRED</b>	N/A
<b>Basic rotors, drip line, sprays nozzles proposal required</b>	N/A
<b>Basic rotor, drip line, sprays, nozzles, and bubblers repaired.</b> Repaired at inspection.	Yes
<b>Were general photos taken of property.</b>	Yes

Add photos



Photo 1

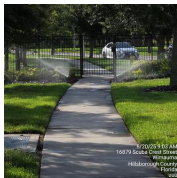


Photo 2

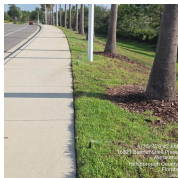


Photo 3



Photo 4

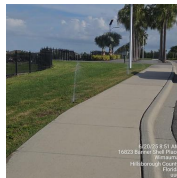


Photo 5



Photo 6

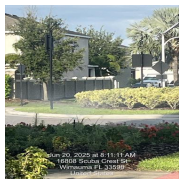


Photo 7

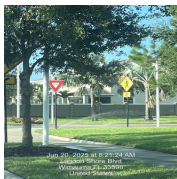


Photo 8



Photo 9

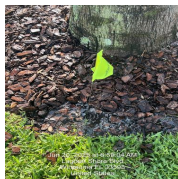


Photo 10



Photo 11

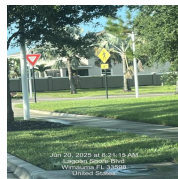


Photo 12



Photo 13

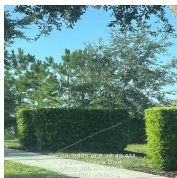


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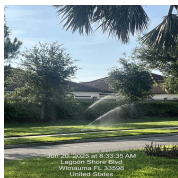


Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

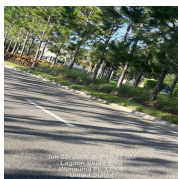


Photo 21



Photo 22



Photo 23



Photo 24





Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30

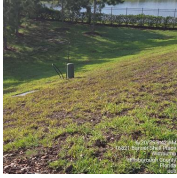


Photo 31



Photo 32

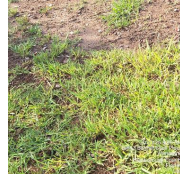


Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38

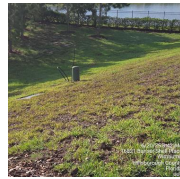


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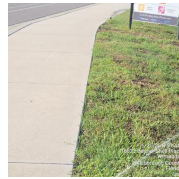


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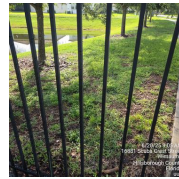


Photo 41



Photo 42

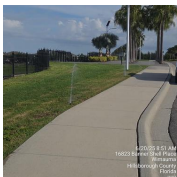


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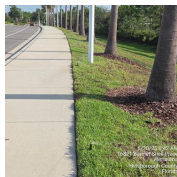


Photo 44

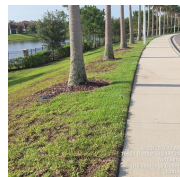


Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54

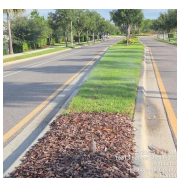


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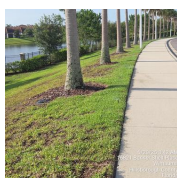


Photo 56



Photo 57

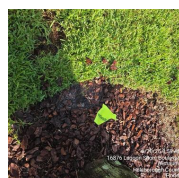


Photo 58



Photo 59

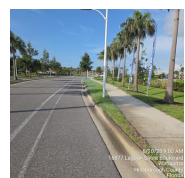


Photo 60

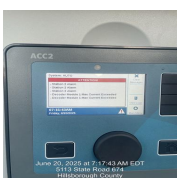


Photo 61



Photo 62

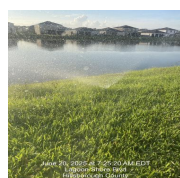


Photo 63



Photo 64

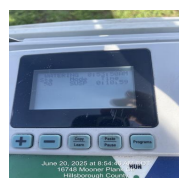


Photo 65

## Attached copy of inspection report

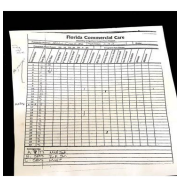


Photo 66

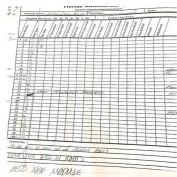


Photo 67

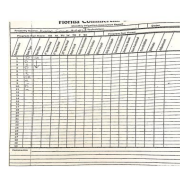


Photo 68

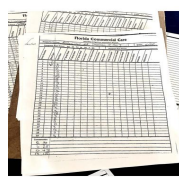


Photo 69

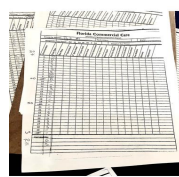


Photo 70

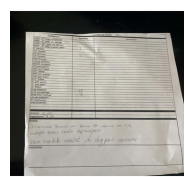


Photo 71



Media summary



Photo 1

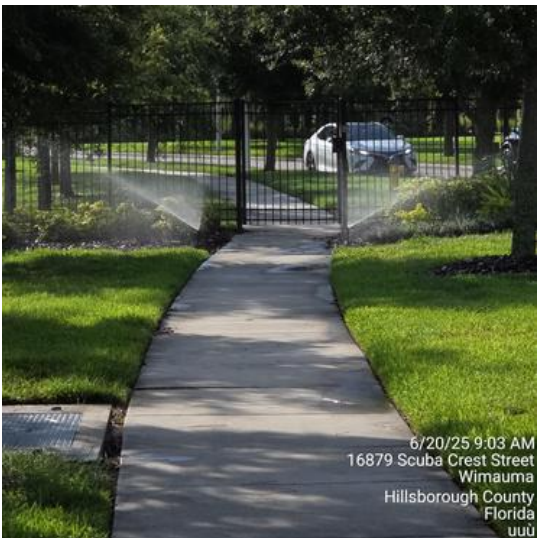


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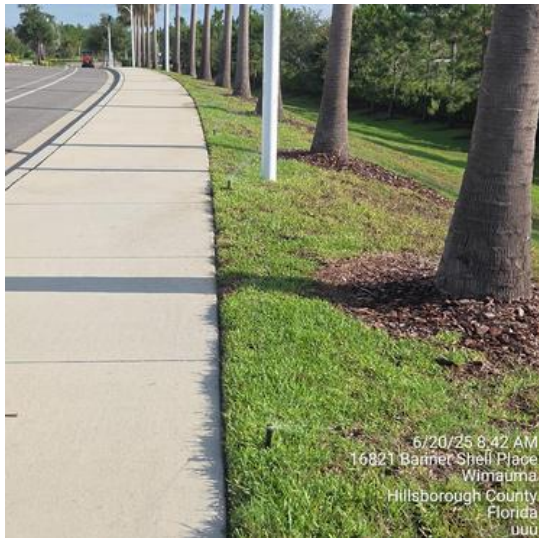


Photo 3

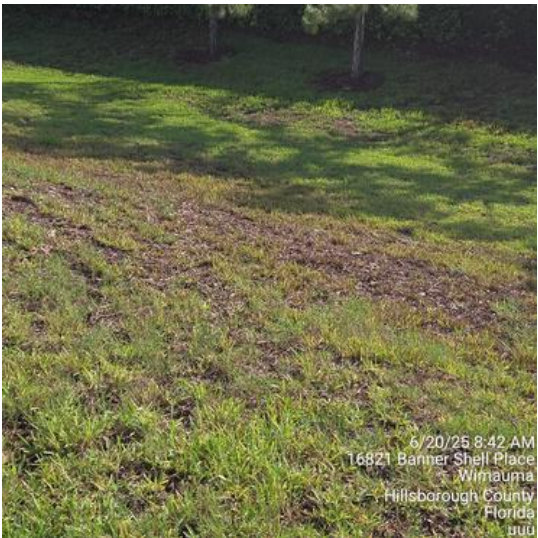


Photo 4



Photo 5



Photo 6





Photo 7



Photo 8



Photo 9



Photo 10





Photo 11



Photo 12



Photo 13



Photo 14





Photo 15



Photo 16

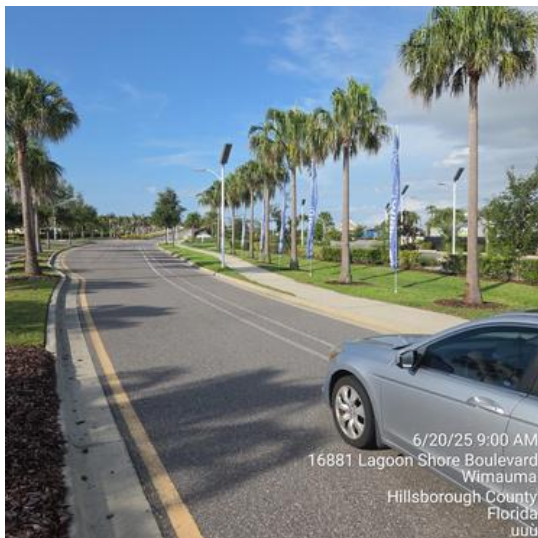


Photo 17



Photo 18





Photo 19



Photo 20



Photo 21



Photo 22





Photo 23



Photo 24



Photo 25



Photo 26





Photo 27



Photo 28



Photo 29



Photo 30





Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36





Photo 37



Photo 38



Photo 39

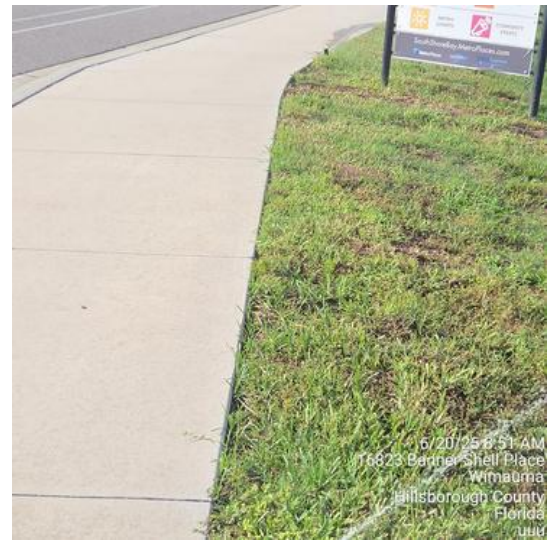


Photo 40



Photo 41



Photo 42





Photo 43

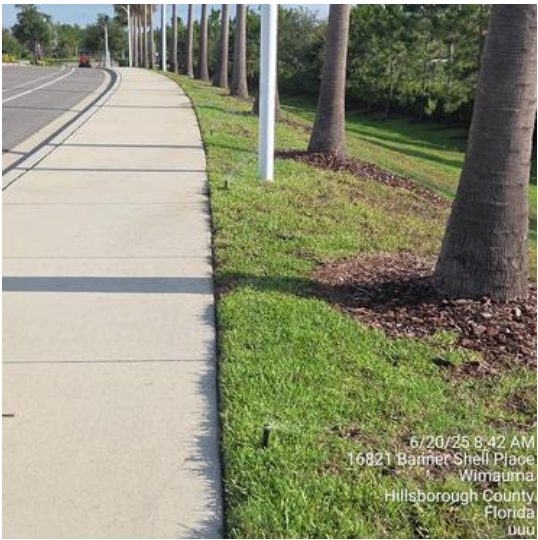


Photo 44



Photo 45



Photo 46



Photo 47



Photo 48





Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54





Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



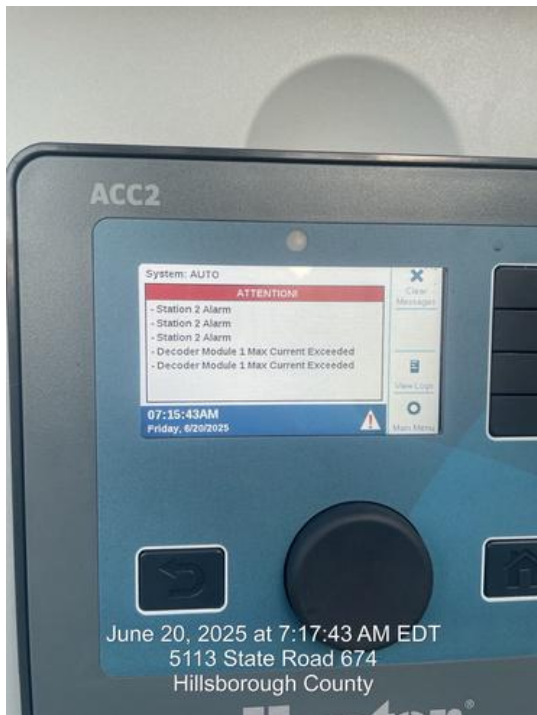


Photo 61



Photo 62



Photo 63



Photo 64

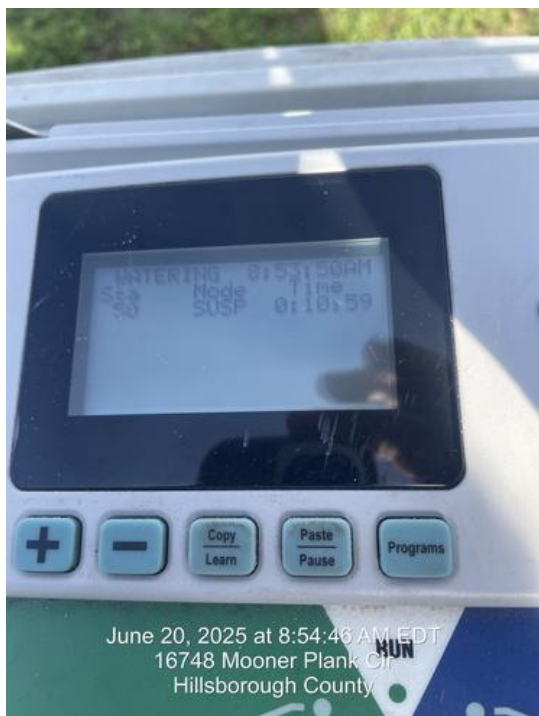


Photo 65

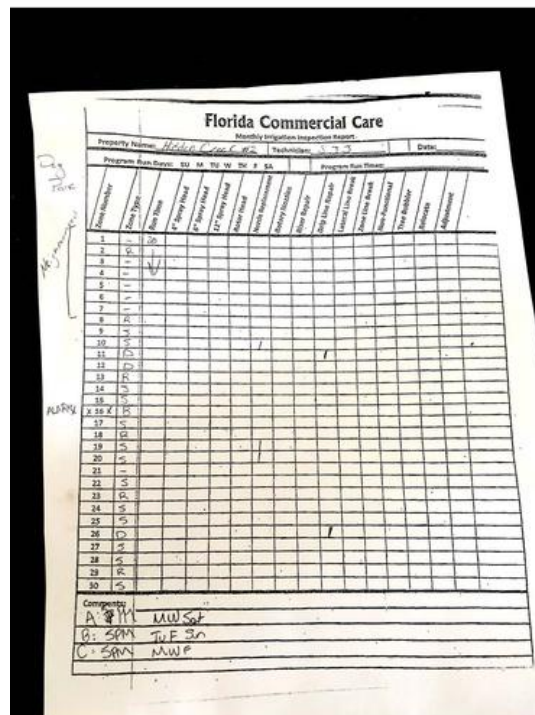


Photo 66

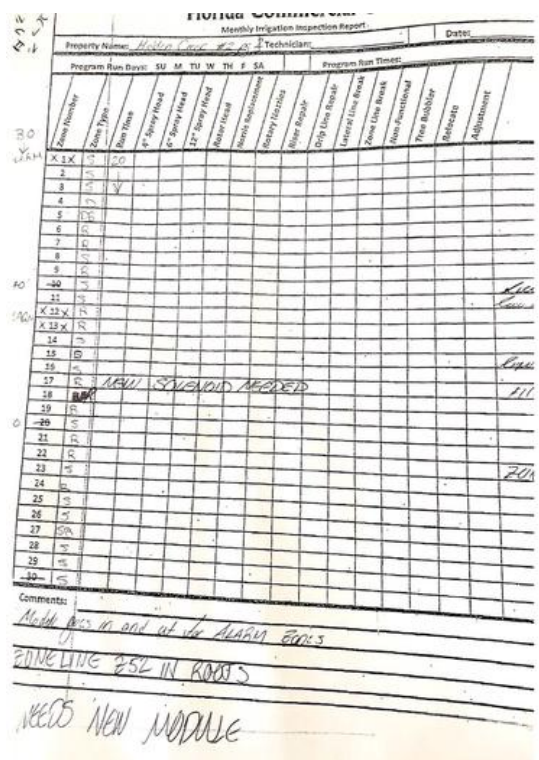


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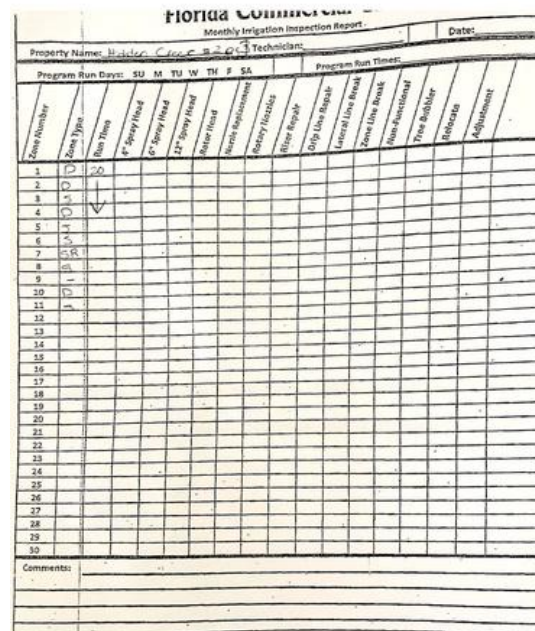


Photo 68



**FL**

**Florida Commercial Care**  
 Assisted Living / Independent Living Program

Resident Name: Helen Lane # 100 Telephone: 305-241-1111 Date: 1/28/00

Program: Full Program M T W T F S S

Month	Day	Mon	Tue	Wed	Thurs	Fri	Sat	Sun	Notes
1	1								
1	2								
1	3								
1	4								
1	5								
1	6								
1	7								
1	8								
1	9								
1	10								
1	11								
1	12								
1	13								
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1	25								
1	26								
1	27								
1	28								
1	29								
1	30								

Comments:  
R 30  
S 25  
D +3  
S 15

Photo 69

[illegible]

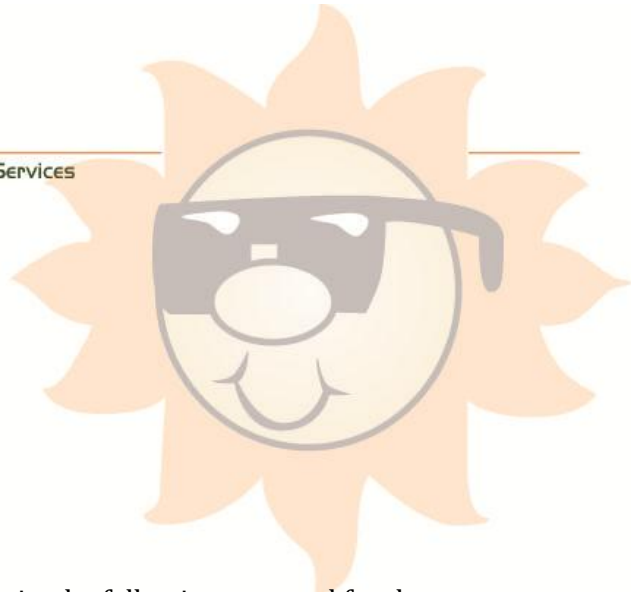
Photo 70

Materials	Quantity	Comments
1804 - 4" pop-up sprays		
1806 - 4" pop-up sprays		
1812 - 12" pop-up sprays		
2004 - 4" adjustable motor	1	
2" Nozzle		
10" Nozzle		
12" Nozzle	2	
10" Nozzle		
Van Nozzle		
motor & nozzle		
Nozzle screws		
1/2" pin parts		
1/2" pin plate		
1/2" plate		
3/4" pin parts		
3/4" pin plate		
3/4" plate		
3" pin parts		
3" pin plate		
1" plate		
1" plate		
Drive Staps	20	
Drive Couplings	6	
Drive line tubing	2	
shroud adapter		
3x batteries		
tree holder		
Arrival: 6:50		
Departure: 9:30		
Notes		
Minimize Break on Zone 18 wave on C2 multiple boxes needs replacements new module needed for dog park entrance		
Comments		

Photo 71

# **EXHIBIT 13**

AGENDA



June 9, 2025

Hidden Creek CDD  
**Attn: Michael Sakellarides**  
 5002 Jackel Chase Dr  
 Wimauma, FL 33598

**Re: Hidden Creek CDD**

Florida Commercial Care, Inc. hereby submits the following proposal for the property referenced above.

**PROPOSAL:** Technician has reported the following zones have errors at the controller, zone 19,26,31,32,33,35,37 from the Hidden Creek Dog Park Controller. Below is a description of work to be completed and cost if approved.

**SCOPE OF WORK:**

**Decoder Replacement-**

- Using an electronic wire tracking device follow the wire path to identify the valve location.
- Excavate the area around the valve to remove the valve box.
- Expose the communication wire and connections.
- Using a handheld decoder programmer verify the decoder programming.
- Cut the decoder from the solenoid connections and communication wire connections.
- Program the replacement decoder with the appropriate information.
- Connect the solenoid and communication leads to the decoder.
- Using a DBY6 direct burial connector seal all connections.
- Test operation of the decoder and valve from the timer.
- Backfill the excavation and reset the valve box to grade.
- Restore the area.
- Remove all debris from the work completed.

LABOR	8		\$79.00	\$632.00
MATERIAL	1		\$ 2,288.79	\$2,288.79
TRIP CHARGE	1		\$60.00	\$60.00
GRAND TOTAL				\$2,980.79





Professional Landscape and Property Maintenance Services

**Total Price- \$2,980.79**

Proposal Accepted \_\_\_\_\_  
DATE

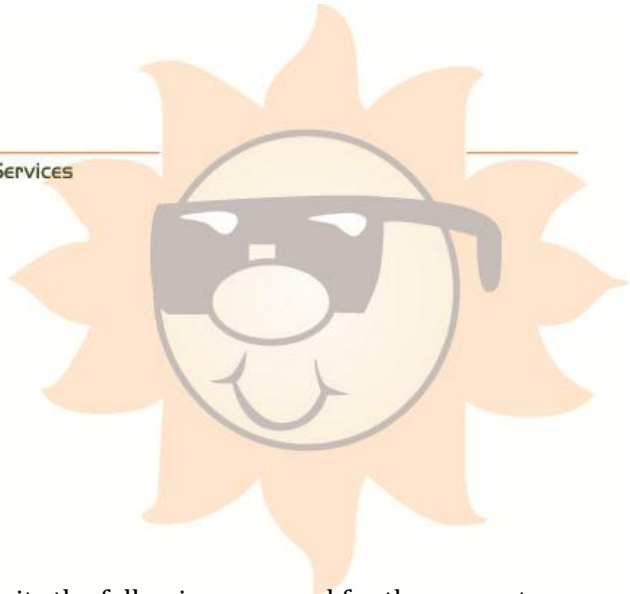
\_\_\_\_\_  
SIGNATURE

*Stephen Mc Dowell*  
Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

# **EXHIBIT 14**

AGENDA



June 25, 2025

Hidden Creek CDD  
**Attn: Mathew Reed**  
5002 Jackel Chase Dr  
Wimauma, FL 33598

**Re: Hidden Creek CDD**

Florida Commercial Care, Inc. hereby submits the following proposal for the property referenced above.

**PROPOSAL:** Technicians have reported during the June inspection, Clock 1; zone 18 valve is damaged, valve box is damaged, and mainline break, Clock 2; zone 17 solenoid needs replaced, zone 52 has a zone line break in roots, and the module is faulty and causing errors in test mode. Below is a description of work to be completed and cost if approved.

**SCOPE OF WORK:**

**Valve Replacement -**

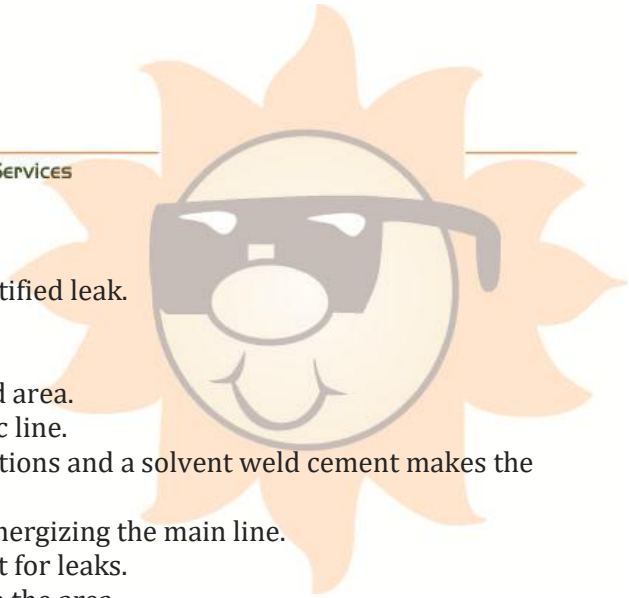
- Dispatched technician to site.
- Using the electronic wire tracking device located the faulty valve.
- Excavate the area around the valve exposing the irrigation wiring and pvc connections.
- Disconnect the irrigation field wires from the solenoid.
- Cut the main line PVC connection and the zone line pvc connection.
- Remove the faulty valve from the area.
- Using the appropriate PVC connections install the new valve.
- Connect the irrigation wiring to the valve using direct burial connections.
- Turn on the water source and test valve operation from the timer.
- Backfill the excavation and restore the area.
- Remove all debris from the jobsite.
- Verify timer programming and schedule.

**Root Removal-**

- Using a reciprocating saw cut away roots surrounding the broken pipe.
- Expose the damaged section of pipe so repairs can be completed.

**Zone Line Repair-**

- Excavate the area around the identified leak.
- Cut out any roots in the area.
- Expose the zone line and damaged area.
- Cut out the damaged section of PVC line.
- Using the appropriate PVC connections and a solvent weld cement makes the connection.
- Allow the cement to cure and turn on the zone to test for leaks.
- Backfill the excavation and restore the area.
- Clean up debris and remove it from the jobsite.



## **Main Line Repair-**

- Excavate the area around the identified leak.
- Turn off the water supply.
- Cut out any roots in the area.
- Expose the main line and damaged area.
- Cut out the damaged section of pvc line.
- Using the appropriate PVC connections and a solvent weld cement makes the connection.
- Allow the cement to cure before energizing the main line.
- Turn on the main line water to test for leaks.
- Backfill the excavation and restore the area.
- Clean up debris and remove it from the jobsite.

## **Module Installation-**

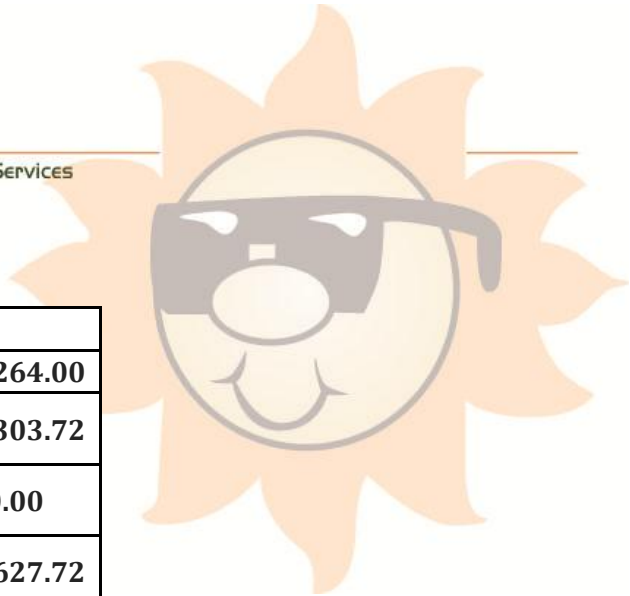
- Turn off the power to the timer.
- Label and disconnect the irrigation wires.
- Remove the existing module.
- Install the new module.
- Turn on the power source to timer.
- Program module to the timer cabinet.
- Connect the irrigation wiring to the new module.
- Test operation of zones and module from timer.
- Clean up debris from repairs completed.
- Secure the cabinet.

## **Solenoid Installation-**

- Using the electronic wire tracking device identify the location of the failed valve.
- Excavate the valve and expose the wire connections.
- Disconnect the irrigation wire from the solenoid.
- Close the flow control to the valve.
- Test then remove the faulty solenoid.
- Install a new solenoid and open the flow control.
- Connect the irrigation wire to the solenoid.
- Test operation from the timer.
- Seal the wire connections with silicone wire connectors.
- Backfill the excavation and restore the area.
- Remove debris from jobsite.

## **Valve Box Replacement -**

- Excavate an area around the valve / junction connections.
- Cut the valve box to accommodate pvc or wire pass through.
- Install the valve box to grade.
- Backfill around the box packing to be sure it doesn't sink or settle.
- Remove the lid and verify the connections are secure.
- Replace the lid and restore the area.
- Clean up debris and remove from site.



SUBOUT				
LABOR	16		\$79.00	\$1,264.00
MATERIAL	1		\$2,303.72	\$2,303.72
TRIP CHARGE	1		\$60.00	\$60.00
GRAND TOTAL				\$3,627.72

**Total Price- \$3,627.72**

Proposal Accepted \_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE

*Stephen Mc Dowell*  
Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

# **EXHIBIT 15**

AGENDA



ACC2

System: AUTO

ATTENTION!

- Station 2 Alarm
- Station 2 Alarm
- Station 2 Alarm
- Decoder Module 1 Max Current Exceeded
- Decoder Module 1 Max Current Exceeded

07:15:43AM  
Friday, 6/20/2025



Clear  
Messages



View Logs



Main Menu



June 20, 2025 at 7:17:43 AM EDT  
5113 State Road 674  
Hillsborough County





June 20, 2025 at 7:25:19 AM EDT  
Lagoon Shore Blvd  
Hillsborough County





June 20, 2025 at 7:25:20 AM EDT  
Lagoon Shore Blvd  
Hillsborough County





Jun 20, 2025 at 8:59:04 AM  
Lagoon Shore Blvd  
Wimauma FL 33598  
United States



8:03:54 AM  
FRIDAY 6/20/25

ATTENTION  
DEC MODULE ALARM  
DEC MODULE ALARM  
DEC MODULE ALARM  
DEC MODULE ALARM



Copy  
Learn

Paste  
Pause

Programs

INFORMATION

RUN

SYSTEM OFF

MANUAL OPERATION

ADVANCED FEATURES

DATA HISTORY

SET STATION

June 20, 2025 at 8:04:49 AM EDT  
16748 Mooner Plank Cir  
Hillsborough County



WATERING 8:53:50AM  
Sta Mode Time  
50 SUSP 0:10:59

+

-

Copy  
Learn

Paste  
Pause

Programs

June 20, 2025 at 8:54:46 AM EDT  
16748 Mooner Plank Cir  
Hillsborough County



# **EXHIBIT 16**

AGENDA



**HIDDEN CREEK CDD**  
**16881 LAGOON SHORE BOULEVARD**  
**WIMAUMA, FLORIDA 33598**

**Sales:** Israel Vega

**Hardwood tree trimming Hidden Creek common areas**  
16881 Lagoon Shore Boulevard Wimauma, Florida 33598

**Est ID:** EST5479543

**Date:** Jun-11-2025

<b>Hidden Creek CDD</b>	<b>\$32,125.50</b>
-------------------------	--------------------

**Scope of Work:**

- Dispatch crews with all the required equipment and materials needed to complete the work order.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Hardwood tree trimming of (257) trees along the Boulevard common areas Hidden Creek CDD.
- Clean all debris from work completed and haul all debris to local landfill

<b>Subtotal</b>	<b>\$32,125.50</b>
<b>Taxes</b>	<b>\$0.00</b>
<b>Estimate Total</b>	<b>\$32,125.50</b>

***Florida Commercial Care will not be responsible for planting material that is planted in inappropriate locations or is inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by Florida Commercial Care, are not guaranteed by Florida Commercial Care. Florida Commercial Care will not be responsible for excessive water or lack of water, when such action has been caused by actions of others (including but not limited to Government Agencies, act of God, incurable and unpredicted diseases, car damage and third party damage) outside of Florida Commercial Care control including but not limited to such actions as changes in watering schedule determined or made by Client without the approval of Florida Commercial Care or additional watering by a Lot Owner without the approval of Florida Commercial Care and drainage problems. Florida Commercial Care cannot be held responsible for insects, weeds, and diseases that are not prevalent or problematic and/or no treatment is available chemically or otherwise in the county***

FLORIDA COMMERCIAL CARE  
6636 Rowan Road  
New Port Richey, Florida  
34653

P.8775653570

floridacommercialcare.com  
lmncoord@floridacommercialcare.com

page 1 of 2

***where work is to be performed.***

**Contractor:** \_\_\_\_\_  
Israel Vega

**Client:** \_\_\_\_\_

**Signature Date:** \_\_\_\_\_  
06/12/2025

**Signature Date:** \_\_\_\_\_

**Email:** ivega@floridacommercialcare.com



# **EXHIBIT 17**

AGENDA

June 5, 2025

Hidden Creek CDD

**Attn: Michael Sakellarides**

5002 Jackel Chase Dr

Wimauma, FL 33598

**Re: Hidden Creek CDD**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Hidden Creek Palm tree trimming.

**DESCRIPTION OF WORK:**

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Trimming of (255) Ribbon Palm trees at the common areas of the property.
- Trimming of (38) Bismarck Palm trees at the common areas of the property.
- Clean all debris from work completed and haul all debris to a local landfill.

**Total Price- \$19,045.00**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell

Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Florida Commercial Care will not be responsible for planting material that is planted in inappropriate locations or is inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by Florida Commercial Care, are not guaranteed by Florida Commercial Care. Florida Commercial Care will not be responsible for



Excessive water or lack of water, when such action has been caused by actions of others (including but not limited to Government Agencies, act of God, incurable and unpredicted diseases, car damage and third party damage) outside of Florida Commercial Care control including but not limited to such actions as changes in watering schedule determined or made by Client without the approval of Florida Commercial Care or additional watering by a Lot Owner without the approval of Florida Commercial Care and drainage problems. Florida Commercial Care cannot be held responsible for insects, weeds, and diseases that are not prevalent or problematic and/or no treatment is available chemically or otherwise in the county where work is to be performed.

# **EXHIBIT 18**

AGENDA



June 5, 2025

Hidden Creek CDD

**Attn: Michael Sakellarides**

5002 Jackel Chase Dr

Wimauma, FL 33598

**Re: Hidden Creek CDD**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Hidden Creek dead Palm tree removals. No replacement.

**DESCRIPTION OF WORK:**

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Removal and disposal of (3) dead Bismarck palm trees stuck by lightning, one is located by the median island lagoon entrance and two at the main entrance of the property.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

**Total Price- \$4,950.00**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell

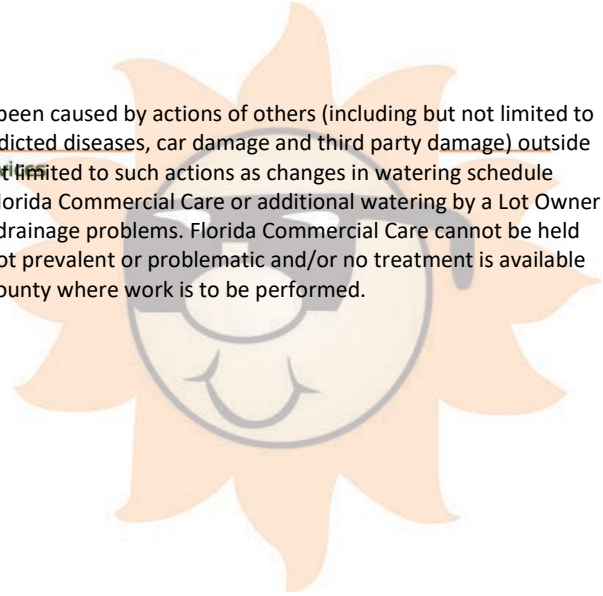
Florida Commercial Care, Inc.

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# **EXHIBIT 19**

AGENDA

June 20, 2025

Hidden Creek CDD  
5002 Jackel Chase Dr  
Wimauma, FL 33598

**Re: Hidden Creek CDD**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE: QUOTE:** We have a suspected outbreak of Palmetto Weevils in the Bismark Palms at Hidden Creek. There is no guarantee that we will be successful in preventing, eliminating or controlling the potential activity in the remaining palms.

We propose to treat the buds of the (59) Bismark Palms onsite with contact and systemic insecticides. Two applications will be made over a period of three months. Additional future applications will be beneficial as well. An additional quote will be forwarded if additional applications are needed/wanted.

**DESCRIPTION OF WORK:**

- Dispatch crew to the property with required equipment and materials to complete work order.
- Application:
- By using our Spray Rig we propose to treat the crown (top where the fronds emerge) and inject the soil at the base of the palms of the 62 Bismark Palms onsite with contact and systemic insecticides. Two applications will be made over a period of three months. Additional future applications will be beneficial as well.
- Products:
- Contact (effect on insect contact) insecticides; Abamectin and Bifen 7.9 Select
- Systemic (work into the plants tissue); Dinotefuran and Imidacloprid
- Clean all debris from work completed and haul all debris to a local landfill.

**Total Quoted Price- \$2,850.00 per application, two applications needed.**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell  
Florida Commercial Care, Inc.





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# **EXHIBIT 20**

AGENDA



Steadfast Alliance  
30435 Commerce Drive  
Suite 102  
San Antonio FL 33576 US

# ESTIMATE

DATE	DUE	ESTIMATE #
6/26/2025	6/26/2025	EST-SCA2019

## BILL TO

Hidden Creek CDD  
c/o Kai FKA Breeze Homes  
1540 International Parkway,  
Suite 2000,  
Lake Mary FL 32746

## SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
On pond 4 at Hidden Creek the proposal is to pull fountain to lake side, dis-assemble pump and motor, install a new 5hp 230v/1p motor, start box and pump.	1.00	4,861.04	4,861.04
2-yr warranty from date on installation on replacement pump and motor.			

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

**TOTAL** **4,861.04**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_