

Board of Supervisors:

Michael Lawson - Chairman
Samantha Coddington - 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

Regular Meeting and Public Hearing Agenda

Monday, August 11, 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, August 11, 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. FY 2025-2026 Budget Public Hearing

- Open Public Hearing
 - Affidavit of Publication – July 18 & 25, 2025
- Presentation of the FY 2025-2026 Budget
- Public Comments
- Close Public Hearing

[Exhibit 1](#)

[Exhibit 2](#)

B. Consideration for Adoption – **Resolution 2025-09, Adopting FY 2025-2026 Budget**

[Exhibit 3](#)

- Exhibit A – FY 2025-2026 Adopted Budget

C. FY 2025-2026 Levying O&M Assessments Public Hearing

- Open Public Hearing
- Public Comments
- Close Public Hearing

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:

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- D. Consideration for Adoption – **Resolution 2025-10, Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget** **Exhibit 4**

➤ Exhibit A – FY 2025-2026 Budget

- E. Consideration for Approval – Interim Operating and Deficit Budget Funding Agreement **Exhibit 5**

➤ Exhibit A – FY 2025-2026 General Fund Budget

- F. Consideration for Adoption – **Resolution 2025-11, Adopting the FY 2025-2026 Meeting Schedule** **Exhibit 6**

4. Consent Agenda

- A. Acceptance of the Fiscal Year 2024 Audited Financial Report Ending on September 30, 2024

➤ Letter from Auditors **Exhibit 7**

➤ Audit Report **Exhibit 8**

- B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held July 14, 2025 **Exhibit 9**

- C. Ratification of Hidden Creek Proof of Loss to the Florida Insurance Alliance **Exhibit 10**

5. Staff Reports

- A. District Counsel

➤ Presentation of Recorded Deeds and Easements

- Drainage Easement Agreement Between Hidden Creek CDD, Developer and Southshore Bay Club **Exhibit 11**
- Fence Easement Agreement Between Hidden Creek CDD and Southshore Bay Club **Exhibit 12**
- Sanitary Sewer Easement Agreement Between Hidden Creek CDD, Developer and Southshore Bay Club **Exhibit 13**
- Temporary Drainage and Access Easement Between Hidden Creek CDD and Developer **Exhibit 14**
- Special Warranty Deed from Hidden Creek CDD to Developer (CDD ROW Vacate 1) **Exhibit 15**
- Special Warranty Deed from Hidden Creek CDD to Developer (Phase 4A) **Exhibit 16**

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 2502 N. Rocky Point Dr.
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- Special Warranty Deed from Developer to Hidden Creek CDD (Club Owner Buffer Conveyance) **Exhibit 17**
- Southshore Bay Lagoon Property **Exhibit 18**

B. District Engineer

C. Kai Field Staff

- Safety Culture Report dated July 30, 2025 **Exhibit 19**
- Consideration of Proposals
 - Florida Commercial Care – Hardwood Trimming - 5,100.00 **Exhibit 20**
 - Florida Commercial Care – Annuals - \$9,714.88 **Exhibit 21**
 - Florida Commercial Care – Decoder - \$1,046.26 **Exhibit 22**
 - Florida Commercial Care – Plant Replacements - \$19,110.28 **Exhibit 23**
 - Snowbird Electric – Gate Repair - \$825.92 **Exhibit 24**
 - Snowbird Electric – LED Light Fix at Guard Shack - \$1,634.38 **Exhibit 25**
 - Clean Team Tampa – Pressure Washing for Bridge Columns - \$300.00 **Exhibit 26**
 - Florida Brothers – Soffit Replacement at the Guard House - \$598.45 **Exhibit 27**
 - ECS Integration – Gate Entrance Repair - \$480.00 **Exhibit 28**

D. District Manager

6. Supervisors Requests

7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)

8. 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

Serial Number
25-02106H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

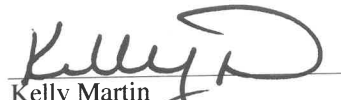
being a Notice of Public Hearing and Board of Supervisors Meeting

in the matter of Hidden Creek CDD Fiscal Year 2025-2026 Proposed Budget Board of Supervisors Meeting on 8/11/25 @ 6:00 PM

in the Court, was published in said newspaper by print in the issues of 7/18/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

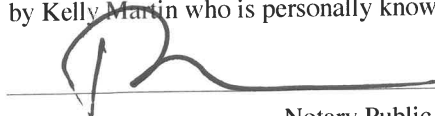
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

18th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.


Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

Notice of Public Hearing and Board of Supervisors Meeting of the Hidden Creek Community Development District

The Board of Supervisors (the "Board") of the Hidden Creek Community Development District (the "District") will hold a public hearing and a meeting on August 11, 2025, at 6:00 p.m. at the Hilton Garden Inn located at 4328 Garden Vista Drive, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.hiddencreekcdd.org, or may be obtained by contacting the District Manager's office via email at audette@hikai.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Proposed FY 2026 Allocation of AR (as if all On-Roll) (a)						
Approx Lot Width	Units	Assigned ERU	Net O&M Assmt/Unit	Total Gross Net Assmt	Gross O&M Assmt/Unit	Total Gross O&M Assmt
22'	148	0.45	\$ 980.62	\$ 145,131.15	\$ 1,043.21	\$ 154,394.85
40'	277	0.80	\$ 1,743.32	\$ 482,898.96	\$ 1,854.59	\$ 513,722.19
50'	300	1.00	\$ 2,179.15	\$ 653,743.94	\$ 2,318.24	\$ 695,472.28
Active Adult Units	391	1.00	\$ 514.52	\$ 201,177.31	\$ 547.36	\$ 214,018.41
Total	1,116			\$ 1,482,951.26		\$ 1,577,607.72

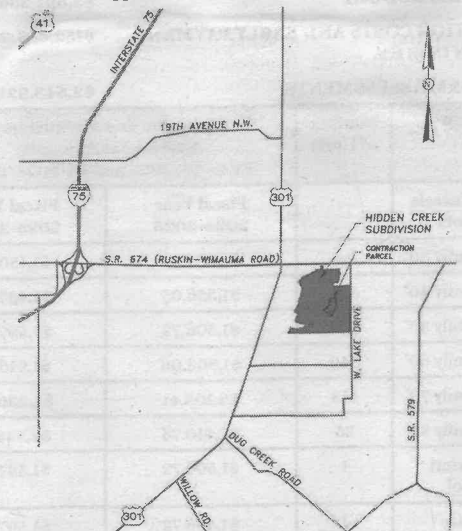
The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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



Audette Bruce, District Manager
July 18, 2025

25-02106H

Serial Number
25-02137H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

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in the matter of Hidden Creek CDD Fiscal Year 2025-2026 Proposed Budget Board of Supervisors Meeting on 8/11/25 @ 6:00 PM

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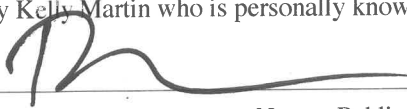
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
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The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

Heather Dilley, District Manager
July 25, 2025

25-02137H

EXHIBIT 2

AGENDA



FY 2026 PROPOSED BUDGET

**STATEMENT 1
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
I. REVENUE								
GENERAL FUND REVENUE - ON-ROLL	\$ 560,755	\$ 771,779	\$ 973,485	\$ 1,155,698	\$ 1,303,573	\$ 1,292,874	\$ 1,480,951	177,378
GENERAL FUND REVENUE - OFF-ROLL					-		-	-
O&M ASSESSMENTS/EXCESS FEES	2,169	72,442	7,880	9,458				-
LOT CLOSINGS - OFF ROLL O&M	31,980	8,711	11,055	123,743				-
DEVELOPER- OFF ROLL	303,215	117,409	262,784					-
DEVELOPER FUNDING - INTERIM OPERATING					100,000			(100,000)
SOIUTHSHORE BAY CLUB - ROADWAY				1,800	1,800	1,200	1,800	-
SOUTHSHORE BAY CLUB - GATE ATTENDANTS				16,128	16,200	10,752	16,200	-
INSURANCE PROCEEDS				22,725				-
ROADWAY MAINTENANCE RESERVE								-
FUNDS TRANSFER INCOME		22,155						-
HURRICANE INSURANC PROCEEDS			20,341					-
MISCELLANEOUS REVENUE	9,065	736	1,579	415	-		-	-
TOTAL REVENUE	907,184	993,232	1,277,124	1,329,967	1,421,573	1,304,826	1,498,951	77,378
II. EXPENDITURES								
ADMINISTRATIVE								
SUPERVISORS COMPENSATION	1,655	6,100	3,993	2,800	12,000	7,600	12,000	-
PAYROLL TAXES	122	107	306	214	918	658	918	-
PAYROLL SERVICES	199	100	652	350	715	750	715	-
MANAGEMENT CONSULTING SERVICES	22,000	23,666	24,000	26,000	30,500	20,333	30,500	-
CONSTRUCTION ACCOUNTING SERVICE	4,000	4,000	4,000	4,500	-	-	-	-
PLANNING & COORDINATION SERVICES	36,000	36,000	36,000	24,000	24,000	16,000	24,000	-
ADMINISTRATIVE SERVICES	7,500	9,261	7,683	7,500	7,500	5,000	7,500	-
BANK FEES	149		-	-	120	-	120	-
MISCELLANEOUS	2,813	639	1,073	-	500	-	500	-
AUDITING SERVICES	2,500	2,964	-	6,800	4,600	-	4,600	-
TRAVEL PER DIEM		-	219	274	200	151	300	100
INSURANCE	20,554	21,086	26,192	29,623	59,840	30,056	75,000	15,160
REGULATORY AND PERMIT FEES	175	200	175	175	175	175	175	-
MASS MAILING	3,014	1,965	3,824			-	4,000	4,000
LEGAL ADVERTISEMENTS	10,498	1,210	893	1,878	1,500	528	1,500	-
ENGINEERING SERVICES	17,843	2,417	514	5,704	12,000	6,023	12,000	-
LEGAL SERVICES		43,139	21,648	13,601	15,000	20,636	25,000	10,000
WEBSITE DEVELOPMENT AND HOSTING	1,515	2,015	2,515	2,015	2,015	1,848	2,015	-
MISCELLANEOUS CONTINGENCY		334	563	1,838	20,000	1,111	20,000	-
TOTAL ADMINISTRATIVE	130,537	155,204	134,250	127,272	191,583	110,869	220,843	29,260
DEBT ADMINISTRATION								
ARBITRAGE	650	650	1,600	950	950	950	950	-
DISSEMINATION AGENT	6,500	6,500	6,500	7,750	8,000	8,750	8,000	-
DEVELOPER FUNDING - INTERIM OEPRATING		-	-	-	100,000	-	-	(100,000)
TRUSTEE FEES	19,072	13,550	9,489	8,599	8,296	9,061	9,262	966
TOTAL DEBT ADMINISTRATION	26,222	20,700	17,589	17,299	117,246	18,761	18,212	(99,034)
PHYSICAL ENVIRONMENT								
WATER	13,322	5,818	55,340	35,930	58,000	12,502	58,000	-

**STATEMENT 1
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
ELECTRICITY	30,762	36,183	52,468	46,670	61,200	27,156	61,200	-
LANDSCAPE MAINTENANCE	206,061	260,577	253,970	206,364	245,916	123,944	245,916	-
LANDSCAPE - MISCELLANEOUS		260				-		-
LANDSCAPE - MULCH	3,638	15,652		11,948	16,000	-	45,000	29,000
LANDSCAPE - MULCH FOR TOT LOT						-	15,000	15,000
LANDSCAP MAINT- BUSH HOG MOWING	1,280	4,548				-		-
LANDSCAPE REPLENISHMENT	6,066	35,629	7,957	3,782	30,000	19,962	60,000	30,000
PALM TRIMMING					15,000	-	14,000	(1,000)
IRRIGATION REPAIR & MAINTENANCE	7,018	3,860	32,653	12,854	7,500	11,931	30,000	22,500
IRRIGATION - OTHER		1,526	240	15,341		-		-
PONDS - AQUATICS MAINTENANCE	15,629	32,826	36,168	34,718	35,693	24,152	37,240	1,547
PONDS - EROSION REPAIR	1,936				10,000	-	20,000	10,000
PONDS -- STOCKING AND PLANT INSTALL		318			3,000	-	3,000	-
FOUNTAIN MAINTENANCE & REPAIR			3,280	338	7,500	18,897	15,000	7,500
PONDS LANDSCAPE MAINTENANCE	27,848				-	-	-	-
STREETLIGHTS	207,994	257,694	280,200	285,650	281,400	188,304	290,460	9,060
ENTRANCE MONUMENT MAINTENANCE	14,300	11,700	15,600	15,746	21,600	15,199	21,600	-
COMPREHENSIVE FIELD SERVICES	13,896	14,491	13,316	15,000	15,000	10,000	15,000	-
AMENITY MANAGEMENT		3,558	7,500	5,000	5,000	3,333	5,000	-
PET WASTE REMOVAL	2,425	3,545	3,382	3,307	5,060	2,406	3,900	(1,160)
PEST CONTROL						-	900	900
GATE MAINTENANCE & MONTHLY MONITORING	8,407	15,329	8,413	15,855	7,000	38,918	9,000	2,000
GATE CLICKERS	33,155	-	1,900	5,360	6,000	3,800	6,000	-
FRONT GATE ATTENDANTS	17,548	95,314	114,720	161,280	162,000	107,520	162,000	-
SECURITY SERVICE						-	23,760	23,760
ENTRANCE GATE CAMERA MAINTENANCE	7,140	10,824	2,064	1,750	24,875	10,642	3,920	(20,955)
GATE- OTHER		510				-		-
HOLIDAY LIGHTING	7,500	12,238	4,738	9,475	12,000	9,475	30,000	18,000
REPAIRS & MAINTENANCE	7,821	23,833	39,960		1,000	1,950	-	(1,000)
ROADWAY MAINTENANCE RESERVE					18,000	18,000	18,000	-
CONSERVATION MAINTENANCE					8,000	-	8,000	-
MAINTENANCE SERVICE					6,000	-	-	(6,000)
INTERNET EXPENSE			340	2,034		-		-
UNBUDGETED EXPENSE			30,296			-		-
CONTINGENCY	15,088	29,800	119,089	57,148	50,000	29,778	58,000	8,000
TOTAL PHYSICAL ENVIRONMENT	648,834	876,031	1,083,594	945,551	1,112,744	677,869	1,259,896	147,152
TOTAL EXPENDITURES	805,593	1,051,935	1,235,433	1,090,122	1,421,573	807,499	1,498,951	77,378
III. FUND BALANCE								
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	101,591	(58,703)	41,691	239,845	-	497,327	-	-
PENDING AUDIT ADJUSTMENT				-				
FUND BALANCE - BEGINNING	7,643	109,234	50,531	92,222	332,067	332,067	350,067	
TRANSFER IN FUND BALANCE RESERVE					18,000		18,000	
FUND BALANCE - ENDING	\$ 109,234	\$ 50,531	\$ 92,222	\$ 332,067	\$ 350,067	\$ 829,394	\$ 368,067	\$ -

Footnote:

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

STATEMENT 2
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2025-2026 PROPOSED O&M ASSESSMENT ALLOCATION

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

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

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

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

	Total	TWO (AA)	ONE (PL)
AR = TOTAL EXPENDITURES - NET /(a):	\$ 1,480,951.26	\$ 201,177.31	\$ 1,279,773.95
Plus: Early Payment Discount (4.0%)	\$ 63,019.20	\$ 8,560.74	\$ 54,458.47
Plus: County Collection Charges (2.0%)	\$ 31,509.60	\$ 4,280.37	\$ 27,229.23
Total Expenditures - GROSS	\$ 1,575,480.06	\$ 214,018.41	\$ 1,361,461.65
Total ERU:	\$ 979.20	\$ 391.00	\$ 588.20
Total AR / ERU - GROSS (as if all On-Roll):	\$ 1,608.95	\$ 547.36	\$ 2,314.62
Total AR / ERU - NET:	\$ 1,512.41	\$ 514.52	\$ 2,175.75

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

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

Approx Lot Width	Units	Assigned ERU	Net O&M Assmt/Unit	Total Gross Net Assmt	Gross O&M Assmt/Unit	Total Gross O&M Assmt
22'	148	0.45	\$ 979.09	\$ 144,904.70	\$ 1,041.58	\$ 154,153.94
40'	277	0.80	\$ 1,740.60	\$ 482,145.37	\$ 1,851.70	\$ 512,920.61
50'	300	1.00	\$ 2,175.75	\$ 652,723.88	\$ 2,314.62	\$ 694,387.11
Active Adult Units	391	1.00	\$ 514.52	\$ 201,177.31	\$ 547.36	\$ 214,018.41
Total	1,116			\$ 1,480,951.26		\$ 1,575,480.06

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

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

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

Approx Lot Width	Assigned ERU	Net Difference	Net Percent Increase	Per Month
22'	0.45	\$ 115.79	13.41%	\$ 9.65
40'	0.80	\$ 205.85	13.41%	\$ 17.15
50'	1.00	\$ 257.31	13.41%	\$ 21.44
Active Adult Units	1.00	\$ 66.57	14.86%	\$ 5.55
Total				

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT
ADMINISTRATIVE:			
SUPERVISORS COMPENSATION		Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 4 Board Members per Meeting , 8 Meetings Considered.	\$12,000.00
PAYROLL TAXES		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll	\$918.00
PAYROLL SERVICES		Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$55 for the processing of payroll related to Supervisor compensation	\$715.00
MANAGEMENT CONSULTING SERVICES	Kai	The District received Management, Accounting and Assessment services as part of the District Management Agreement.	\$30,500.00
CONSTRUCTION ACCOUNTING SERVICE		Anticipated construction accounting costs	\$0.00
PLANNING, COORDINATING & CONTRACT SERVICES	Kai	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure	\$24,000.00
ADMINISTRATIVE SERVICES	Kai	The District receives administrative services as part of the agreement, approximates \$500 monthly	\$7,500.00
BANK FEES	Bank United	Fees associated with maintaining the District's bank accounts and the ordering of checks	\$120.00
MISCELLANEOUS		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	\$500.00
AUDITING SERVICES	DiBartolomeo	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$4,600.00
TRAVEL PER DIEM		Estimated for Supervisor travel to and from District meetings	\$300.00
INSURANCE	EGIS	The District's General Liability, Public Officials, and Property insurance is provided through EGIS Insurance and Risk Advisors, a firm specializing in coverage for governmental agencies. The budgeted amount is based on estimates received from EGIS and includes coverage for the tot lot, which is valued at \$330,000 (pending contract).	\$75,000.00
REGULATORY AND PERMIT FEES	State	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$175.00
MASS MAILING		Mailed notice fees	\$4,000.00
LEGAL ADVERTISEMENTS	Tampa Bay Times	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	\$1,500.00
ENGINEERING SERVICES	Stantec	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$12,000.00
LEGAL SERVICES	Straley, Robin Vericker	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.	\$25,000.00
WEBSITE DEVELOPMENT AND HOSTING	SchoolNow	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. SchoolNow - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$2,015.00
MISCELLANEOUS		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	\$20,000.00
DEBT ADMINISTRATIVE:			
ARBITRAGE	LLS Solutions	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the bonds.	\$950.00
DISSEMINATION AGENT	Kai & DTS	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$8,000.00
DEVELOPER FUNDING - INTERIM OPERATING		The District will reimburse the developer for interim operating funding needs to bridge from October 1 - November 30 as needed. Amounts will be reimbursed based on actual amounts needed by the District	\$0.00
TRUSTEE FEES	US Bank	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is confirmed with Trustee for bond issuance	\$9,262.26
PHYSICAL ENVIRONMENT:			

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT
WATER	Hillsborough County	The District contracts for water utility services to support operations within the community. The budget is based on the meter located at 16675 Lagoon Shore Blvd, with a current average monthly bill of \$1,102, totaling \$13,224 annually. An additional \$44,776 has been allocated to accommodate anticipated increases in water usage.	\$58,000.00
ELECTRICITY	TECO	The District contracts for electric utilities for Meters located at 16925 Trite Bend Street, 5329 Avid Reef, 504 Sailor Pines, 5108 & 5109 Jackel Chase, and 16620, 16671 and 16675 Lagoon Shore Blvd; Est \$2,375/mo. An additional \$32,700 has been included for new development.	\$61,200.00
LANDSCAPE MAINTENANCE	Florida Commercial Care	Basic services include mowing, edging, blowing, weed control, a comprehensive turf and ornamental agronomic program, and routine irrigation inspections. The total contract amount is \$186,000, which includes Addendum One for \$38,400 to cover additional basic services. An additional \$59,916 has been budgeted for special landscaping projects.	\$245,916.00
LANDSCAPE - MULCH	Florida Commercial Care	Mulch installation is contracted as an additional service at a rate of \$55 per yard, upon request. This includes coverage of all landscaped and common areas using pine bark and pine straw.	\$45,000.00
LANDSCAPE - MULCH FOR TOT LOT	Florida Commercial Care	Estimated mulch for tot lot.	\$15,000.00
LANDSCAPE REPLENISHMENT	Florida Commercial Care	The contract includes additional services upon request, with annuals priced at \$4.50 per plant and pine straw at \$12 per bale. The District has also budgeted for landscaping needs such as shrub, sod, annual, and tree replacement, as well as bush and tree removal, as needed. Quarterly annual changeouts are estimated at \$15,000 and may be used for annuals, shrubs, and other landscape enhancements.	\$60,000.00
PALM TRIMMING	Florida Commercial Care	The contract specifies that palm trimming is available for \$55 per palm.	\$14,000.00
IRRIGATION REPAIR & MAINTENANCE	Florida Commercial Care	Estimated for repairs and maintenance of the irrigation system. Maintenance wet checks included in Landscape but not the repairs themselves.	\$30,000.00
PONDS - AQUATICS MAINTENANCE	Steadfast	The District contracts for waterway management and maintenance services for Sites 1–6 and 10–29, covering a total of 25 ponds. Services include aquatic weed control, shoreline vegetation management, algae control, trash removal, littoral shelf maintenance, pond dye application, and routine visual inspections. An additional \$2,500 has been allocated to cover two ponds that were not included in original contract	\$37,240.00
PONDS - EROSION CONTROL		To be used for any erosion repairs throughout the District	\$20,000.00
PONDS -- STOCKING AND PLANT INSTALL	Steadfast	To maintain the organize health of the District's waterways the District considers Bream carp stocking and plant install	\$3,000.00
FOUNTAIN MAINTENANCE & REPAIR	Florida Fountain	This expense covers the routine maintenance and as-needed repair of the District's fountains to ensure proper operation and appearance.	\$15,000.00
STREETLIGHTS	GigFiber	The District installs solar streetlights in the District. There are a total of 470 streetlights being serviced within the district at a rate of \$51.50 per month.	\$290,460.00
ENTRANCE MONUMENT MAINTENANCE	H2O Lagoon Solutions	Fountain maintenance is estimated at \$1,300 per month and includes water treatment and structural cleaning (excluding landscaping); an additional \$6,000 is budgeted for potential repairs.	\$21,600.00
COMPREHENSIVE FIELD SERVICES	Kai	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.	\$15,000.00
AMENITY MANAGEMENT	Kai	To address gate management and open park areas	\$5,000.00
PET WASTE REMOVAL	Scoopy Poopy Doo	Removal of pet waste, replace can liners, fill and pick up bags for 8 pet stations once weekly at \$325 per month	\$3,900.00
PEST CONTROL	NaturZone Pest Control	The District has a \$75 monthly contract with NaturZone Pest Control, totaling \$900 annually for pest management services	\$900.00
GATE MAINTENANCE & MONTHLY MONITORING	DC Integrations	The District has contracted DC Integrations at \$360 per quarter for cellular services and allocated \$4,980 for preventative maintenance.	\$9,000.00
GATE CLICKERS	DC Integrations	Estimated 200 clickers @ \$30 ea.	\$6,000.00
FRONT GATE ATTENDANTS	JCS Investigations	Security guard services, including 24/7 on-site uniformed security, emergency response, investigative services, and visitor verification. Contracted for 12 months at \$13,440 per month.	\$162,000.00
SECURITY SERVICE	JCS Investigations	Roving security patrol at \$1,980 per month, totaling \$23,760 annually.	\$23,760.00
ENTRANCE GATE CAMERA MAINTENANCE	Brighthouse	Monthly monitoring is \$160 month of entrance and exit gates and an additional \$2,000 for repairs	\$3,920.00
HOLIDAY LIGHTING	Trimmers Holiday Decorations	Holiday lighting -For FY 2026, and potential improvement of up lighting	\$30,000.00

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT
REPAIRS & MAINTENANCE		As needed for signs and other items not listed above	\$0.00
ROADWAY MAINTENANCE		A reserve to be paid over the next 20 years as mandated by Hillsborough County for the replacement and resurfacing of the roads	\$18,000.00
CONSERVATION MAINTENANCE		Conservation east of pocket reel roundabout estimated annual maintenance	\$8,000.00
MAINTENANCE SERVICE		Annual cost to for maintenance service for handyman fixes onsite, trash pickup weekly.	\$0.00
CONTINGENCY		Additional for adding new landscaping, irrigation, ponds, or amenities for additional phases.	\$58,000.00
TOTAL EXPENDITURES			\$1,498,951.26

STATEMENT 4
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET

	SERIES 2016A-1	SERIES 2019A-1	FY 2026 TOTAL
REVENUE			
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 408,577.13	\$ 308,151.60	\$ 716,728.72
SPECIAL ASSESSMENTS - OFF ROLL (NET)	0.00	0.00	0.00
LESS: EARLY PAYMENT DISCOUNT	-16,343.09	-12,326.06	-28,669.15
TOTAL REVENUE	392,234.04	295,825.53	688,059.57
EXPENDITURES			
COUNTY - ASSESSMENT COLLECTION FEES	8,171.54	6,163.03	14,334.57
INTEREST EXPENSE			
May 1, 2026	140,781.25	100,906.25	241,687.50
November 1, 2026	140,781.25	100,906.25	241,687.50
PRINCIPAL PAYMENT			
November 1, 2026	100,000.00	85,000.00	185,000.00
TOTAL EXPENDITURES	389,734.04	292,975.53	682,709.57
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,500.00	2,850.00	5,350.00
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 2,500.00	\$ 2,850.00	\$ 5,350.00

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
40'	164	0.80	\$ 156,305.78	\$ 953.08
50'	200	1.00	\$ 234,042.55	\$ 1,170.21
Total	364		\$ 390,348.33	

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
TH	148	0.50	\$ 87,259.32	\$ 589.59
40'	113	0.80	\$ 106,597.42	\$ 943.34
50'	97	1.0	\$ 114,379.49	\$ 1,179.17
Total	358		\$ 308,236.23	

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
5/1/25	-		-	-		4,600,000
11/1/25	95,000	6.00%	143,631	238,631	238,631	4,505,000
5/1/26			140,781	140,781		4,505,000
11/1/26	100,000	6.25%	140,781	240,781	381,563	4,405,000
5/1/27			137,656	137,656		4,405,000
11/1/27	105,000	6.25%	137,656	242,656	380,313	4,300,000
5/1/28			134,375	134,375		4,300,000
11/1/28	115,000	6.25%	134,375	249,375	383,750	4,185,000
5/1/29			130,781	130,781		4,185,000
11/1/29	120,000	6.25%	130,781	250,781	381,563	4,065,000
5/1/30			127,031	127,031		4,065,000
11/1/30	130,000	6.25%	127,031	257,031	384,063	3,935,000
5/1/31			122,969	122,969		3,935,000
11/1/31	135,000	6.25%	122,969	257,969	380,938	3,800,000
5/1/32			118,750	118,750		3,800,000
11/1/32	145,000	6.25%	118,750	263,750	382,500	3,655,000
5/1/33			114,219	114,219		3,655,000
11/1/33	155,000	6.25%	114,219	269,219	383,438	3,500,000
5/1/34			109,375	109,375		3,500,000
11/1/34	165,000	6.25%	109,375	274,375	383,750	3,335,000
5/1/35			104,219	104,219		3,335,000
11/1/35	175,000	6.25%	104,219	279,219	383,438	3,160,000
5/1/36			98,750	98,750		3,160,000
11/1/36	185,000	6.25%	98,750	283,750	382,500	2,975,000
5/1/37			92,969	92,969		2,975,000
11/1/37	195,000	6.25%	92,969	287,969	380,938	2,780,000
5/1/38			86,875	86,875		2,780,000
11/1/38	210,000	6.25%	86,875	296,875	383,750	2,570,000
5/1/39			80,313	80,313		2,570,000
11/1/39	220,000	6.25%	80,313	300,313	380,625	2,350,000
5/1/40			73,438	73,438		2,350,000
11/1/40	235,000	6.25%	73,438	308,438	381,875	2,115,000
5/1/41			66,094	66,094		2,115,000
11/1/41	250,000	6.25%	66,094	316,094	382,188	1,865,000
5/1/42			58,281	58,281		1,865,000
11/1/42	265,000	6.25%	58,281	323,281	381,563	1,600,000
5/1/43			50,000	50,000		1,600,000
11/1/43	280,000	6.25%	50,000	330,000	380,000	1,320,000
5/1/44			41,250	41,250		1,320,000
11/1/44	300,000	6.25%	41,250	341,250	382,500	1,020,000
5/1/45			31,875	31,875		1,020,000
11/1/45	320,000	6.25%	31,875	351,875	383,750	700,000
5/1/46			21,875	21,875		700,000
11/1/46	340,000	6.25%	21,875	361,875	383,750	360,000
5/1/47			11,250	11,250		360,000
11/1/47	360,000	6.25%	11,250	371,250	382,500	-
Total	\$ 4,600,000		\$ 4,049,881	\$ 8,649,881	\$ 8,649,881	

Footnote:

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

Max annual DS

384,063

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

Period Ending	Principal	Interest	Debt Service	Annual Debt Service	Par Outstanding
05/01/2024		104,356	104,356		4,005,000
11/01/2024	80,000	104,356	184,356	288,713	3,925,000
05/01/2025		102,706	102,706		3,925,000
11/01/2025	80,000	102,706	182,706	285,413	3,845,000
05/01/2026		100,906	100,906		3,845,000
11/01/2026	85,000	100,906	185,906	286,813	3,760,000
05/01/2027		98,994	98,994		3,760,000
11/01/2027	90,000	98,994	188,994	287,988	3,670,000
05/01/2028		96,969	96,969		3,670,000
11/01/2028	95,000	96,969	191,969	288,938	3,575,000
05/01/2029		94,831	94,831		3,575,000
11/01/2029	100,000	94,831	194,831	289,663	3,475,000
05/01/2030		92,581	92,581		3,475,000
11/01/2030	100,000	92,581	192,581	285,163	3,375,000
05/01/2031		89,956	89,956		3,375,000
11/01/2031	105,000	89,956	194,956	284,913	3,270,000
05/01/2032		87,200	87,200		3,270,000
11/01/2032	115,000	87,200	202,200	289,400	3,155,000
05/01/2033		84,181	84,181		3,155,000
11/01/2033	120,000	84,181	204,181	288,363	3,035,000
05/01/2034		81,031	81,031		3,035,000
11/01/2034	125,000	81,031	206,031	287,063	2,910,000
05/01/2035		77,750	77,750		2,910,000
11/01/2035	130,000	77,750	207,750	285,500	2,780,000
05/01/2036		74,338	74,338		2,780,000
11/01/2036	140,000	74,338	214,338	288,675	2,640,000
05/01/2037		70,663	70,663		2,640,000
11/01/2037	145,000	70,663	215,663	286,325	2,495,000
05/01/2038		66,856	66,856		2,495,000
11/01/2038	155,000	66,856	221,856	288,713	2,340,000
05/01/2039		62,788	62,788		2,340,000
11/01/2039	160,000	62,788	222,788	285,575	2,180,000
05/01/2040		58,588	58,588		2,180,000
11/01/2040	170,000	58,588	228,588	287,175	2,010,000
05/01/2041		54,019	54,019		2,010,000
11/01/2041	180,000	54,019	234,019	288,038	1,830,000
05/01/2042		49,181	49,181		1,830,000
11/01/2042	190,000	49,181	239,181	288,363	1,640,000
05/01/2043		44,075	44,075		1,640,000
11/01/2043	200,000	44,075	244,075	288,150	1,440,000
05/01/2044		38,700	38,700		1,440,000
11/01/2044	210,000	38,700	248,700	287,400	1,230,000
05/01/2045		33,056	33,056		1,230,000
11/01/2045	220,000	33,056	253,056	286,113	1,010,000
05/01/2046		27,144	27,144		1,010,000
11/01/2046	235,000	27,144	262,144	289,288	775,000
05/01/2047		20,828	20,828		775,000
11/01/2047	245,000	20,828	265,828	286,656	530,000
05/01/2048		14,244	14,244		530,000
11/01/2048	260,000	14,244	274,244	288,488	270,000
05/01/2049		7,256	7,256		270,000
11/01/2049	270,000	7,256	277,256	284,513	0
TOTAL:	4,005,000			7,471,394	

Footnote:

Max annual DS 289,663

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

STATEMENT 7
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION

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

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

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2016A-1 DS	Total FY 2026	Total FY 2025	Difference**
40'	164	0.80	\$ 1,851.70	\$ 953.08	\$ 2,804.78	\$ 2,585.80	\$ 218.99
50'	200	1.00	\$ 2,314.62	\$ 1,170.21	\$ 3,484.84	\$ 3,211.10	\$ 273.73
Total	364						

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

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2019A-1 DS	Total FY 2026	Total FY 2025	Difference**
22'	148	0.45	\$ 1,041.58	\$ 589.59	\$ 1,631.17	\$ 1,507.99	\$ 123.18
40'	113	0.80	\$ 1,851.70	\$ 943.34	\$ 2,795.04	\$ 2,576.05	\$ 218.99
50'	97	1.00	\$ 2,314.62	\$ 1,179.17	\$ 3,493.79	\$ 3,220.06	\$ 273.73
Total	358						

ACTIVE ADULT COMMUNITY

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	DS	Total FY 2026	Total FY 2025	Difference**
Active Adult Unit	148	0.45	\$ 547.36	\$ -	\$ 547.36	\$ 476.55	\$ 70.81

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

EXHIBIT 3

AGENDA

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Hidden Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Hidden Creek Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund [if Applicable]	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2025.

Attested By:

**Hidden Creek Community
Development District**

Print Name:_____

☐Secretary/☐Assistant Secretary

Print Name:_____

☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget



FY 2026 PROPOSED BUDGET

**STATEMENT 1
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
I. REVENUE								
GENERAL FUND REVENUE - ON-ROLL	\$ 560,755	\$ 771,779	\$ 973,485	\$ 1,155,698	\$ 1,303,573	\$ 1,292,874	\$ 1,480,951	177,378
GENERAL FUND REVENUE - OFF-ROLL					-		-	-
O&M ASSESSMENTS/EXCESS FEES	2,169	72,442	7,880	9,458				-
LOT CLOSINGS - OFF ROLL O&M	31,980	8,711	11,055	123,743				-
DEVELOPER- OFF ROLL	303,215	117,409	262,784					-
DEVELOPER FUNDING - INTERIM OPERATING					100,000			(100,000)
SOIUTHSHORE BAY CLUB - ROADWAY				1,800	1,800	1,200	1,800	-
SOUTHSHORE BAY CLUB - GATE ATTENDANTS				16,128	16,200	10,752	16,200	-
INSURANCE PROCEEDS				22,725				-
ROADWAY MAINTENANCE RESERVE								-
FUNDS TRANSFER INCOME		22,155						-
HURRICANE INSURANC PROCEEDS			20,341					-
MISCELLANEOUS REVENUE	9,065	736	1,579	415	-		-	-
TOTAL REVENUE	907,184	993,232	1,277,124	1,329,967	1,421,573	1,304,826	1,498,951	77,378
II. EXPENDITURES								
ADMINISTRATIVE								
SUPERVISORS COMPENSATION	1,655	6,100	3,993	2,800	12,000	7,600	12,000	-
PAYROLL TAXES	122	107	306	214	918	658	918	-
PAYROLL SERVICES	199	100	652	350	715	750	715	-
MANAGEMENT CONSULTING SERVICES	22,000	23,666	24,000	26,000	30,500	20,333	30,500	-
CONSTRUCTION ACCOUNTING SERVICE	4,000	4,000	4,000	4,500	-	-	-	-
PLANNING & COORDINATION SERVICES	36,000	36,000	36,000	24,000	24,000	16,000	24,000	-
ADMINISTRATIVE SERVICES	7,500	9,261	7,683	7,500	7,500	5,000	7,500	-
BANK FEES	149		-	-	120	-	120	-
MISCELLANEOUS	2,813	639	1,073	-	500	-	500	-
AUDITING SERVICES	2,500	2,964	-	6,800	4,600	-	4,600	-
TRAVEL PER DIEM		-	219	274	200	151	300	100
INSURANCE	20,554	21,086	26,192	29,623	59,840	30,056	75,000	15,160
REGULATORY AND PERMIT FEES	175	200	175	175	175	175	175	-
MASS MAILING	3,014	1,965	3,824			-	4,000	4,000
LEGAL ADVERTISEMENTS	10,498	1,210	893	1,878	1,500	528	1,500	-
ENGINEERING SERVICES	17,843	2,417	514	5,704	12,000	6,023	12,000	-
LEGAL SERVICES		43,139	21,648	13,601	15,000	20,636	25,000	10,000
WEBSITE DEVELOPMENT AND HOSTING	1,515	2,015	2,515	2,015	2,015	1,848	2,015	-
MISCELLANEOUS CONTINGENCY		334	563	1,838	20,000	1,111	20,000	-
TOTAL ADMINISTRATIVE	130,537	155,204	134,250	127,272	191,583	110,869	220,843	29,260
DEBT ADMINISTRATION								
ARBITRAGE	650	650	1,600	950	950	950	950	-
DISSEMINATION AGENT	6,500	6,500	6,500	7,750	8,000	8,750	8,000	-
DEVELOPER FUNDING - INTERIM OEPRATING		-	-	-	100,000	-	-	(100,000)
TRUSTEE FEES	19,072	13,550	9,489	8,599	8,296	9,061	9,262	966
TOTAL DEBT ADMINISTRATION	26,222	20,700	17,589	17,299	117,246	18,761	18,212	(99,034)
PHYSICAL ENVIRONMENT								
WATER	13,322	5,818	55,340	35,930	58,000	12,502	58,000	-

STATEMENT 1
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
ELECTRICITY	30,762	36,183	52,468	46,670	61,200	27,156	61,200	-
LANDSCAPE MAINTENANCE	206,061	260,577	253,970	206,364	245,916	123,944	245,916	-
LANDSCAPE - MISCELLANEOUS		260				-		-
LANDSCAPE - MULCH	3,638	15,652		11,948	16,000	-	45,000	29,000
LANDSCAPE - MULCH FOR TOT LOT						-	15,000	15,000
LANDSCAP MAINT- BUSH HOG MOWING	1,280	4,548				-		-
LANDSCAPE REPLENISHMENT	6,066	35,629	7,957	3,782	30,000	19,962	60,000	30,000
PALM TRIMMING					15,000	-	14,000	(1,000)
IRRIGATION REPAIR & MAINTENANCE	7,018	3,860	32,653	12,854	7,500	11,931	30,000	22,500
IRRIGATION - OTHER		1,526	240	15,341		-		-
PONDS - AQUATICS MAINTENANCE	15,629	32,826	36,168	34,718	35,693	24,152	37,240	1,547
PONDS - EROSION REPAIR	1,936				10,000	-	20,000	10,000
PONDS -- STOCKING AND PLANT INSTALL		318			3,000	-	3,000	-
FOUNTAIN MAINTENANCE & REPAIR			3,280	338	7,500	18,897	15,000	7,500
PONDS LANDSCAPE MAINTENANCE	27,848				-	-	-	-
STREETLIGHTS	207,994	257,694	280,200	285,650	281,400	188,304	290,460	9,060
ENTRANCE MONUMENT MAINTENANCE	14,300	11,700	15,600	15,746	21,600	15,199	21,600	-
COMPREHENSIVE FIELD SERVICES	13,896	14,491	13,316	15,000	15,000	10,000	15,000	-
AMENITY MANAGEMENT		3,558	7,500	5,000	5,000	3,333	5,000	-
PET WASTE REMOVAL	2,425	3,545	3,382	3,307	5,060	2,406	3,900	(1,160)
PEST CONTROL						-	900	900
GATE MAINTENANCE & MONTHLY MONITORING	8,407	15,329	8,413	15,855	7,000	38,918	9,000	2,000
GATE CLICKERS	33,155	-	1,900	5,360	6,000	3,800	6,000	-
FRONT GATE ATTENDANTS	17,548	95,314	114,720	161,280	162,000	107,520	162,000	-
SECURITY SERVICE						-	23,760	23,760
ENTRANCE GATE CAMERA MAINTENANCE	7,140	10,824	2,064	1,750	24,875	10,642	3,920	(20,955)
GATE- OTHER		510				-		-
HOLIDAY LIGHTING	7,500	12,238	4,738	9,475	12,000	9,475	30,000	18,000
REPAIRS & MAINTENANCE	7,821	23,833	39,960		1,000	1,950	-	(1,000)
ROADWAY MAINTENANCE RESERVE					18,000	18,000	18,000	-
CONSERVATION MAINTENANCE					8,000	-	8,000	-
MAINTENANCE SERVICE					6,000	-	-	(6,000)
INTERNET EXPENSE			340	2,034		-		-
UNBUDGETED EXPENSE			30,296			-		-
CONTINGENCY	15,088	29,800	119,089	57,148	50,000	29,778	58,000	8,000
TOTAL PHYSICAL ENVIRONMENT	648,834	876,031	1,083,594	945,551	1,112,744	677,869	1,259,896	147,152
TOTAL EXPENDITURES	805,593	1,051,935	1,235,433	1,090,122	1,421,573	807,499	1,498,951	77,378
III. FUND BALANCE								
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	101,591	(58,703)	41,691	239,845	-	497,327	-	-
PENDING AUDIT ADJUSTMENT				-				
FUND BALANCE - BEGINNING	7,643	109,234	50,531	92,222	332,067	332,067	350,067	
TRANSFER IN FUND BALANCE RESERVE					18,000		18,000	
FUND BALANCE - ENDING	\$ 109,234	\$ 50,531	\$ 92,222	\$ 332,067	\$ 350,067	\$ 829,394	\$ 368,067	\$ -

Footnote:

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

STATEMENT 2
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2025-2026 PROPOSED O&M ASSESSMENT ALLOCATION

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

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

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

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

	Total	TWO (AA)	ONE (PL)
AR = TOTAL EXPENDITURES - NET /(a):	\$ 1,480,951.26	\$ 201,177.31	\$ 1,279,773.95
Plus: Early Payment Discount (4.0%)	\$ 63,019.20	\$ 8,560.74	\$ 54,458.47
Plus: County Collection Charges (2.0%)	\$ 31,509.60	\$ 4,280.37	\$ 27,229.23
Total Expenditures - GROSS	\$ 1,575,480.06	\$ 214,018.41	\$ 1,361,461.65
Total ERU:	\$ 979.20	\$ 391.00	\$ 588.20
Total AR / ERU - GROSS (as if all On-Roll):	\$ 1,608.95	\$ 547.36	\$ 2,314.62
Total AR / ERU - NET:	\$ 1,512.41	\$ 514.52	\$ 2,175.75

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

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

Approx Lot Width	Units	Assigned ERU	Net O&M Assmt/Unit	Total Gross Net Assmt	Gross O&M Assmt/Unit	Total Gross O&M Assmt
22'	148	0.45	\$ 979.09	\$ 144,904.70	\$ 1,041.58	\$ 154,153.94
40'	277	0.80	\$ 1,740.60	\$ 482,145.37	\$ 1,851.70	\$ 512,920.61
50'	300	1.00	\$ 2,175.75	\$ 652,723.88	\$ 2,314.62	\$ 694,387.11
Active Adult Units	391	1.00	\$ 514.52	\$ 201,177.31	\$ 547.36	\$ 214,018.41
Total	1,116			\$ 1,480,951.26		\$ 1,575,480.06

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

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

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

Approx Lot Width	Assigned ERU	Net Difference	Net Percent Increase	Per Month
22'	0.45	\$ 115.79	13.41%	\$ 9.65
40'	0.80	\$ 205.85	13.41%	\$ 17.15
50'	1.00	\$ 257.31	13.41%	\$ 21.44
Active Adult Units	1.00	\$ 66.57	14.86%	\$ 5.55
Total				

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT
ADMINISTRATIVE:			
SUPERVISORS COMPENSATION		Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 4 Board Members per Meeting , 8 Meetings Considered.	\$12,000.00
PAYROLL TAXES		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll	\$918.00
PAYROLL SERVICES		Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$55 for the processing of payroll related to Supervisor compensation	\$715.00
MANAGEMENT CONSULTING SERVICES	Kai	The District received Management, Accounting and Assessment services as part of the District Management Agreement.	\$30,500.00
CONSTRUCTION ACCOUNTING SERVICE		Anticipated construction accounting costs	\$0.00
PLANNING, COORDINATING & CONTRACT SERVICES	Kai	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure	\$24,000.00
ADMINISTRATIVE SERVICES	Kai	The District receives administrative services as part of the agreement, approximates \$500 monthly	\$7,500.00
BANK FEES	Bank United	Fees associated with maintaining the District's bank accounts and the ordering of checks	\$120.00
MISCELLANEOUS		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	\$500.00
AUDITING SERVICES	DiBartolomeo	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$4,600.00
TRAVEL PER DIEM		Estimated for Supervisor travel to and from District meetings	\$300.00
INSURANCE	EGIS	The District's General Liability, Public Officials, and Property insurance is provided through EGIS Insurance and Risk Advisors, a firm specializing in coverage for governmental agencies. The budgeted amount is based on estimates received from EGIS and includes coverage for the tot lot, which is valued at \$330,000 (pending contract).	\$75,000.00
REGULATORY AND PERMIT FEES	State	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$175.00
MASS MAILING		Mailed notice fees	\$4,000.00
LEGAL ADVERTISEMENTS	Tampa Bay Times	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	\$1,500.00
ENGINEERING SERVICES	Stantec	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$12,000.00
LEGAL SERVICES	Straley, Robin Vericker	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.	\$25,000.00
WEBSITE DEVELOPMENT AND HOSTING	SchoolNow	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. SchoolNow - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$2,015.00
MISCELLANEOUS		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	\$20,000.00
DEBT ADMINISTRATIVE:			
ARBITRAGE	LLS Solutions	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the bonds.	\$950.00
DISSEMINATION AGENT	Kai & DTS	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$8,000.00
DEVELOPER FUNDING - INTERIM OPERATING		The District will reimburse the developer for interim operating funding needs to bridge from October 1 - November 30 as needed. Amounts will be reimbursed based on actual amounts needed by the District	\$0.00
TRUSTEE FEES	US Bank	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is confirmed with Trustee for bond issuance	\$9,262.26
PHYSICAL ENVIRONMENT:			

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT
WATER	Hillsborough County	The District contracts for water utility services to support operations within the community. The budget is based on the meter located at 16675 Lagoon Shore Blvd, with a current average monthly bill of \$1,102, totaling \$13,224 annually. An additional \$44,776 has been allocated to accommodate anticipated increases in water usage.	\$58,000.00
ELECTRICITY	TECO	The District contracts for electric utilities for Meters located at 16925 Trite Bend Street, 5329 Avid Reef, 504 Sailor Pines, 5108 & 5109 Jackel Chase, and 16620, 16671 and 16675 Lagoon Shore Blvd; Est \$2,375/mo. An additional \$32,700 has been included for new development.	\$61,200.00
LANDSCAPE MAINTENANCE	Florida Commercial Care	Basic services include mowing, edging, blowing, weed control, a comprehensive turf and ornamental agronomic program, and routine irrigation inspections. The total contract amount is \$186,000, which includes Addendum One for \$38,400 to cover additional basic services. An additional \$59,916 has been budgeted for special landscaping projects.	\$245,916.00
LANDSCAPE - MULCH	Florida Commercial Care	Mulch installation is contracted as an additional service at a rate of \$55 per yard, upon request. This includes coverage of all landscaped and common areas using pine bark and pine straw.	\$45,000.00
LANDSCAPE - MULCH FOR TOT LOT	Florida Commercial Care	Estimated mulch for tot lot.	\$15,000.00
LANDSCAPE REPLENISHMENT	Florida Commercial Care	The contract includes additional services upon request, with annuals priced at \$4.50 per plant and pine straw at \$12 per bale. The District has also budgeted for landscaping needs such as shrub, sod, annual, and tree replacement, as well as bush and tree removal, as needed. Quarterly annual changeouts are estimated at \$15,000 and may be used for annuals, shrubs, and other landscape enhancements.	\$60,000.00
PALM TRIMMING	Florida Commercial Care	The contract specifies that palm trimming is available for \$55 per palm.	\$14,000.00
IRRIGATION REPAIR & MAINTENANCE	Florida Commercial Care	Estimated for repairs and maintenance of the irrigation system. Maintenance wet checks included in Landscape but not the repairs themselves.	\$30,000.00
PONDS - AQUATICS MAINTENANCE	Steadfast	The District contracts for waterway management and maintenance services for Sites 1–6 and 10–29, covering a total of 25 ponds. Services include aquatic weed control, shoreline vegetation management, algae control, trash removal, littoral shelf maintenance, pond dye application, and routine visual inspections. An additional \$2,500 has been allocated to cover two ponds that were not included in original contract	\$37,240.00
PONDS - EROSION CONTROL		To be used for any erosion repairs throughout the District	\$20,000.00
PONDS -- STOCKING AND PLANT INSTALL	Steadfast	To maintain the organize health of the District's waterways the District considers Bream carp stocking and plant install	\$3,000.00
FOUNTAIN MAINTENANCE & REPAIR	Florida Fountain	This expense covers the routine maintenance and as-needed repair of the District's fountains to ensure proper operation and appearance.	\$15,000.00
STREETLIGHTS	GigFiber	The District installs solar streetlights in the District. There are a total of 470 streetlights being serviced within the district at a rate of \$51.50 per month.	\$290,460.00
ENTRANCE MONUMENT MAINTENANCE	H2O Lagoon Solutions	Fountain maintenance is estimated at \$1,300 per month and includes water treatment and structural cleaning (excluding landscaping); an additional \$6,000 is budgeted for potential repairs.	\$21,600.00
COMPREHENSIVE FIELD SERVICES	Kai	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.	\$15,000.00
AMENITY MANAGEMENT	Kai	To address gate management and open park areas	\$5,000.00
PET WASTE REMOVAL	Scoopy Poopy Doo	Removal of pet waste, replace can liners, fill and pick up bags for 8 pet stations once weekly at \$325 per month	\$3,900.00
PEST CONTROL	NaturZone Pest Control	The District has a \$75 monthly contract with NaturZone Pest Control, totaling \$900 annually for pest management services	\$900.00
GATE MAINTENANCE & MONTHLY MONITORING	DC Integrations	The District has contracted DC Integrations at \$360 per quarter for cellular services and allocated \$4,980 for preventative maintenance.	\$9,000.00
GATE CLICKERS	DC Integrations	Estimated 200 clickers @ \$30 ea.	\$6,000.00
FRONT GATE ATTENDANTS	JCS Investigations	Security guard services, including 24/7 on-site uniformed security, emergency response, investigative services, and visitor verification. Contracted for 12 months at \$13,440 per month.	\$162,000.00
SECURITY SERVICE	JCS Investigations	Roving security patrol at \$1,980 per month, totaling \$23,760 annually.	\$23,760.00
ENTRANCE GATE CAMERA MAINTENANCE	Brighthouse	Monthly monitoring is \$160 month of entrance and exit gates and an additional \$2,000 for repairs	\$3,920.00
HOLIDAY LIGHTING	Trimmers Holiday Decorations	Holiday lighting -For FY 2026, and potential improvement of up lighting	\$30,000.00

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT
REPAIRS & MAINTENANCE		As needed for signs and other items not listed above	\$0.00
ROADWAY MAINTENANCE		A reserve to be paid over the next 20 years as mandated by Hillsborough County for the replacement and resurfacing of the roads	\$18,000.00
CONSERVATION MAINTENANCE		Conservation east of pocket reel roundabout estimated annual maintenance	\$8,000.00
MAINTENANCE SERVICE		Annual cost to for maintenance service for handyman fixes onsite, trash pickup weekly.	\$0.00
CONTINGENCY		Additional for adding new landscaping, irrigation, ponds, or amenities for additional phases.	\$58,000.00
TOTAL EXPENDITURES			\$1,498,951.26

STATEMENT 4
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET

	SERIES 2016A-1	SERIES 2019A-1	FY 2026 TOTAL
REVENUE			
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 408,577.13	\$ 308,151.60	\$ 716,728.72
SPECIAL ASSESSMENTS - OFF ROLL (NET)	0.00	0.00	0.00
LESS: EARLY PAYMENT DISCOUNT	-16,343.09	-12,326.06	-28,669.15
TOTAL REVENUE	392,234.04	295,825.53	688,059.57
EXPENDITURES			
COUNTY - ASSESSMENT COLLECTION FEES	8,171.54	6,163.03	14,334.57
INTEREST EXPENSE			
May 1, 2026	140,781.25	100,906.25	241,687.50
November 1, 2026	140,781.25	100,906.25	241,687.50
PRINCIPAL PAYMENT			
November 1, 2026	100,000.00	85,000.00	185,000.00
TOTAL EXPENDITURES	389,734.04	292,975.53	682,709.57
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,500.00	2,850.00	5,350.00
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 2,500.00	\$ 2,850.00	\$ 5,350.00

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
40'	164	0.80	\$ 156,305.78	\$ 953.08
50'	200	1.00	\$ 234,042.55	\$ 1,170.21
Total	364		\$ 390,348.33	

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
TH	148	0.50	\$ 87,259.32	\$ 589.59
40'	113	0.80	\$ 106,597.42	\$ 943.34
50'	97	1.0	\$ 114,379.49	\$ 1,179.17
Total	358		\$ 308,236.23	

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
5/1/25	-		-	-		4,600,000
11/1/25	95,000	6.00%	143,631	238,631	238,631	4,505,000
5/1/26			140,781	140,781		4,505,000
11/1/26	100,000	6.25%	140,781	240,781	381,563	4,405,000
5/1/27			137,656	137,656		4,405,000
11/1/27	105,000	6.25%	137,656	242,656	380,313	4,300,000
5/1/28			134,375	134,375		4,300,000
11/1/28	115,000	6.25%	134,375	249,375	383,750	4,185,000
5/1/29			130,781	130,781		4,185,000
11/1/29	120,000	6.25%	130,781	250,781	381,563	4,065,000
5/1/30			127,031	127,031		4,065,000
11/1/30	130,000	6.25%	127,031	257,031	384,063	3,935,000
5/1/31			122,969	122,969		3,935,000
11/1/31	135,000	6.25%	122,969	257,969	380,938	3,800,000
5/1/32			118,750	118,750		3,800,000
11/1/32	145,000	6.25%	118,750	263,750	382,500	3,655,000
5/1/33			114,219	114,219		3,655,000
11/1/33	155,000	6.25%	114,219	269,219	383,438	3,500,000
5/1/34			109,375	109,375		3,500,000
11/1/34	165,000	6.25%	109,375	274,375	383,750	3,335,000
5/1/35			104,219	104,219		3,335,000
11/1/35	175,000	6.25%	104,219	279,219	383,438	3,160,000
5/1/36			98,750	98,750		3,160,000
11/1/36	185,000	6.25%	98,750	283,750	382,500	2,975,000
5/1/37			92,969	92,969		2,975,000
11/1/37	195,000	6.25%	92,969	287,969	380,938	2,780,000
5/1/38			86,875	86,875		2,780,000
11/1/38	210,000	6.25%	86,875	296,875	383,750	2,570,000
5/1/39			80,313	80,313		2,570,000
11/1/39	220,000	6.25%	80,313	300,313	380,625	2,350,000
5/1/40			73,438	73,438		2,350,000
11/1/40	235,000	6.25%	73,438	308,438	381,875	2,115,000
5/1/41			66,094	66,094		2,115,000
11/1/41	250,000	6.25%	66,094	316,094	382,188	1,865,000
5/1/42			58,281	58,281		1,865,000
11/1/42	265,000	6.25%	58,281	323,281	381,563	1,600,000
5/1/43			50,000	50,000		1,600,000
11/1/43	280,000	6.25%	50,000	330,000	380,000	1,320,000
5/1/44			41,250	41,250		1,320,000
11/1/44	300,000	6.25%	41,250	341,250	382,500	1,020,000
5/1/45			31,875	31,875		1,020,000
11/1/45	320,000	6.25%	31,875	351,875	383,750	700,000
5/1/46			21,875	21,875		700,000
11/1/46	340,000	6.25%	21,875	361,875	383,750	360,000
5/1/47			11,250	11,250		360,000
11/1/47	360,000	6.25%	11,250	371,250	382,500	-
Total	\$ 4,600,000		\$ 4,049,881	\$ 8,649,881	\$ 8,649,881	

Footnote:

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

Max annual DS

384,063

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

Period Ending	Principal	Interest	Debt Service	Annual Debt Service	Par Outstanding
05/01/2024		104,356	104,356		4,005,000
11/01/2024	80,000	104,356	184,356	288,713	3,925,000
05/01/2025		102,706	102,706		3,925,000
11/01/2025	80,000	102,706	182,706	285,413	3,845,000
05/01/2026		100,906	100,906		3,845,000
11/01/2026	85,000	100,906	185,906	286,813	3,760,000
05/01/2027		98,994	98,994		3,760,000
11/01/2027	90,000	98,994	188,994	287,988	3,670,000
05/01/2028		96,969	96,969		3,670,000
11/01/2028	95,000	96,969	191,969	288,938	3,575,000
05/01/2029		94,831	94,831		3,575,000
11/01/2029	100,000	94,831	194,831	289,663	3,475,000
05/01/2030		92,581	92,581		3,475,000
11/01/2030	100,000	92,581	192,581	285,163	3,375,000
05/01/2031		89,956	89,956		3,375,000
11/01/2031	105,000	89,956	194,956	284,913	3,270,000
05/01/2032		87,200	87,200		3,270,000
11/01/2032	115,000	87,200	202,200	289,400	3,155,000
05/01/2033		84,181	84,181		3,155,000
11/01/2033	120,000	84,181	204,181	288,363	3,035,000
05/01/2034		81,031	81,031		3,035,000
11/01/2034	125,000	81,031	206,031	287,063	2,910,000
05/01/2035		77,750	77,750		2,910,000
11/01/2035	130,000	77,750	207,750	285,500	2,780,000
05/01/2036		74,338	74,338		2,780,000
11/01/2036	140,000	74,338	214,338	288,675	2,640,000
05/01/2037		70,663	70,663		2,640,000
11/01/2037	145,000	70,663	215,663	286,325	2,495,000
05/01/2038		66,856	66,856		2,495,000
11/01/2038	155,000	66,856	221,856	288,713	2,340,000
05/01/2039		62,788	62,788		2,340,000
11/01/2039	160,000	62,788	222,788	285,575	2,180,000
05/01/2040		58,588	58,588		2,180,000
11/01/2040	170,000	58,588	228,588	287,175	2,010,000
05/01/2041		54,019	54,019		2,010,000
11/01/2041	180,000	54,019	234,019	288,038	1,830,000
05/01/2042		49,181	49,181		1,830,000
11/01/2042	190,000	49,181	239,181	288,363	1,640,000
05/01/2043		44,075	44,075		1,640,000
11/01/2043	200,000	44,075	244,075	288,150	1,440,000
05/01/2044		38,700	38,700		1,440,000
11/01/2044	210,000	38,700	248,700	287,400	1,230,000
05/01/2045		33,056	33,056		1,230,000
11/01/2045	220,000	33,056	253,056	286,113	1,010,000
05/01/2046		27,144	27,144		1,010,000
11/01/2046	235,000	27,144	262,144	289,288	775,000
05/01/2047		20,828	20,828		775,000
11/01/2047	245,000	20,828	265,828	286,656	530,000
05/01/2048		14,244	14,244		530,000
11/01/2048	260,000	14,244	274,244	288,488	270,000
05/01/2049		7,256	7,256		270,000
11/01/2049	270,000	7,256	277,256	284,513	0
TOTAL:	4,005,000			7,471,394	

Footnote:

Max annual DS 289,663

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

STATEMENT 7
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION

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

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

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2016A-1 DS	Total FY 2026	Total FY 2025	Difference**
40'	164	0.80	\$ 1,851.70	\$ 953.08	\$ 2,804.78	\$ 2,585.80	\$ 218.99
50'	200	1.00	\$ 2,314.62	\$ 1,170.21	\$ 3,484.84	\$ 3,211.10	\$ 273.73
Total	364						

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

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2019A-1 DS	Total FY 2026	Total FY 2025	Difference**
22'	148	0.45	\$ 1,041.58	\$ 589.59	\$ 1,631.17	\$ 1,507.99	\$ 123.18
40'	113	0.80	\$ 1,851.70	\$ 943.34	\$ 2,795.04	\$ 2,576.05	\$ 218.99
50'	97	1.00	\$ 2,314.62	\$ 1,179.17	\$ 3,493.79	\$ 3,220.06	\$ 273.73
Total	358						

ACTIVE ADULT COMMUNITY

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	DS	Total FY 2026	Total FY 2025	Difference**
Active Adult Unit	148	0.45	\$ 547.36	\$ -	\$ 547.36	\$ 476.55	\$ 70.81

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

EXHIBIT 4

AGENDA

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2025-2026 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

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

WHEREAS, **Dune FB Debt, LLC**, a Delaware limited liability company ("**Developer**"), as the developer of certain lands within the District, has agreed to **fund (in addition to its portion of the O/M Assessments) up to \$_____** of the FY 2025-2026 Budget as shown in the revenues line item of the FY 2025-2026 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on

certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall

accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2025.

Attested By:

**Hidden Creek Community
Development District**

Print Name:

☐Secretary/☐Assistant Secretary

Print Name:

☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Exhibit B: Form of Budget Funding Agreement with Developer



FY 2026 PROPOSED BUDGET

**STATEMENT 1
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
I. REVENUE								
GENERAL FUND REVENUE - ON-ROLL	\$ 560,755	\$ 771,779	\$ 973,485	\$ 1,155,698	\$ 1,303,573	\$ 1,292,874	\$ 1,480,951	177,378
GENERAL FUND REVENUE - OFF-ROLL					-		-	-
O&M ASSESSMENTS/EXCESS FEES	2,169	72,442	7,880	9,458				-
LOT CLOSINGS - OFF ROLL O&M	31,980	8,711	11,055	123,743				-
DEVELOPER- OFF ROLL	303,215	117,409	262,784					-
DEVELOPER FUNDING - INTERIM OPERATING					100,000			(100,000)
SOIUTHSHORE BAY CLUB - ROADWAY				1,800	1,800	1,200	1,800	-
SOUTHSHORE BAY CLUB - GATE ATTENDANTS				16,128	16,200	10,752	16,200	-
INSURANCE PROCEEDS				22,725				-
ROADWAY MAINTENANCE RESERVE								-
FUNDS TRANSFER INCOME		22,155						-
HURRICANE INSURANC PROCEEDS			20,341					-
MISCELLANEOUS REVENUE	9,065	736	1,579	415	-		-	-
TOTAL REVENUE	907,184	993,232	1,277,124	1,329,967	1,421,573	1,304,826	1,498,951	77,378
II. EXPENDITURES								
ADMINISTRATIVE								
SUPERVISORS COMPENSATION	1,655	6,100	3,993	2,800	12,000	7,600	12,000	-
PAYROLL TAXES	122	107	306	214	918	658	918	-
PAYROLL SERVICES	199	100	652	350	715	750	715	-
MANAGEMENT CONSULTING SERVICES	22,000	23,666	24,000	26,000	30,500	20,333	30,500	-
CONSTRUCTION ACCOUNTING SERVICE	4,000	4,000	4,000	4,500	-	-	-	-
PLANNING & COORDINATION SERVICES	36,000	36,000	36,000	24,000	24,000	16,000	24,000	-
ADMINISTRATIVE SERVICES	7,500	9,261	7,683	7,500	7,500	5,000	7,500	-
BANK FEES	149		-	-	120	-	120	-
MISCELLANEOUS	2,813	639	1,073	-	500	-	500	-
AUDITING SERVICES	2,500	2,964	-	6,800	4,600	-	4,600	-
TRAVEL PER DIEM		-	219	274	200	151	300	100
INSURANCE	20,554	21,086	26,192	29,623	59,840	30,056	75,000	15,160
REGULATORY AND PERMIT FEES	175	200	175	175	175	175	175	-
MASS MAILING	3,014	1,965	3,824			-	4,000	4,000
LEGAL ADVERTISEMENTS	10,498	1,210	893	1,878	1,500	528	1,500	-
ENGINEERING SERVICES	17,843	2,417	514	5,704	12,000	6,023	12,000	-
LEGAL SERVICES		43,139	21,648	13,601	15,000	20,636	25,000	10,000
WEBSITE DEVELOPMENT AND HOSTING	1,515	2,015	2,515	2,015	2,015	1,848	2,015	-
MISCELLANEOUS CONTINGENCY		334	563	1,838	20,000	1,111	20,000	-
TOTAL ADMINISTRATIVE	130,537	155,204	134,250	127,272	191,583	110,869	220,843	29,260
DEBT ADMINISTRATION								
ARBITRAGE	650	650	1,600	950	950	950	950	-
DISSEMINATION AGENT	6,500	6,500	6,500	7,750	8,000	8,750	8,000	-
DEVELOPER FUNDING - INTERIM OEPRATING		-	-	-	100,000	-	-	(100,000)
TRUSTEE FEES	19,072	13,550	9,489	8,599	8,296	9,061	9,262	966
TOTAL DEBT ADMINISTRATION	26,222	20,700	17,589	17,299	117,246	18,761	18,212	(99,034)
PHYSICAL ENVIRONMENT								
WATER	13,322	5,818	55,340	35,930	58,000	12,502	58,000	-

**STATEMENT 1
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
ELECTRICITY	30,762	36,183	52,468	46,670	61,200	27,156	61,200	-
LANDSCAPE MAINTENANCE	206,061	260,577	253,970	206,364	245,916	123,944	245,916	-
LANDSCAPE - MISCELLANEOUS		260				-		-
LANDSCAPE - MULCH	3,638	15,652		11,948	16,000	-	45,000	29,000
LANDSCAPE - MULCH FOR TOT LOT						-	15,000	15,000
LANDSCAP MAINT- BUSH HOG MOWING	1,280	4,548				-		-
LANDSCAPE REPLENISHMENT	6,066	35,629	7,957	3,782	30,000	19,962	60,000	30,000
PALM TRIMMING					15,000	-	14,000	(1,000)
IRRIGATION REPAIR & MAINTENANCE	7,018	3,860	32,653	12,854	7,500	11,931	30,000	22,500
IRRIGATION - OTHER		1,526	240	15,341		-		-
PONDS - AQUATICS MAINTENANCE	15,629	32,826	36,168	34,718	35,693	24,152	37,240	1,547
PONDS - EROSION REPAIR	1,936				10,000	-	20,000	10,000
PONDS -- STOCKING AND PLANT INSTALL		318			3,000	-	3,000	-
FOUNTAIN MAINTENANCE & REPAIR			3,280	338	7,500	18,897	15,000	7,500
PONDS LANDSCAPE MAINTENANCE	27,848				-	-	-	-
STREETLIGHTS	207,994	257,694	280,200	285,650	281,400	188,304	290,460	9,060
ENTRANCE MONUMENT MAINTENANCE	14,300	11,700	15,600	15,746	21,600	15,199	21,600	-
COMPREHENSIVE FIELD SERVICES	13,896	14,491	13,316	15,000	15,000	10,000	15,000	-
AMENITY MANAGEMENT		3,558	7,500	5,000	5,000	3,333	5,000	-
PET WASTE REMOVAL	2,425	3,545	3,382	3,307	5,060	2,406	3,900	(1,160)
PEST CONTROL						-	900	900
GATE MAINTENANCE & MONTHLY MONITORING	8,407	15,329	8,413	15,855	7,000	38,918	9,000	2,000
GATE CLICKERS	33,155	-	1,900	5,360	6,000	3,800	6,000	-
FRONT GATE ATTENDANTS	17,548	95,314	114,720	161,280	162,000	107,520	162,000	-
SECURITY SERVICE						-	23,760	23,760
ENTRANCE GATE CAMERA MAINTENANCE	7,140	10,824	2,064	1,750	24,875	10,642	3,920	(20,955)
GATE- OTHER		510				-		-
HOLIDAY LIGHTING	7,500	12,238	4,738	9,475	12,000	9,475	30,000	18,000
REPAIRS & MAINTENANCE	7,821	23,833	39,960		1,000	1,950	-	(1,000)
ROADWAY MAINTENANCE RESERVE					18,000	18,000	18,000	-
CONSERVATION MAINTENANCE					8,000	-	8,000	-
MAINTENANCE SERVICE					6,000	-	-	(6,000)
INTERNET EXPENSE			340	2,034		-		-
UNBUDGETED EXPENSE			30,296			-		-
CONTINGENCY	15,088	29,800	119,089	57,148	50,000	29,778	58,000	8,000
TOTAL PHYSICAL ENVIRONMENT	648,834	876,031	1,083,594	945,551	1,112,744	677,869	1,259,896	147,152
TOTAL EXPENDITURES	805,593	1,051,935	1,235,433	1,090,122	1,421,573	807,499	1,498,951	77,378
III. FUND BALANCE								
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	101,591	(58,703)	41,691	239,845	-	497,327	-	-
PENDING AUDIT ADJUSTMENT				-				
FUND BALANCE - BEGINNING	7,643	109,234	50,531	92,222	332,067	332,067	350,067	
TRANSFER IN FUND BALANCE RESERVE					18,000		18,000	
FUND BALANCE - ENDING	\$ 109,234	\$ 50,531	\$ 92,222	\$ 332,067	\$ 350,067	\$ 829,394	\$ 368,067	\$ -

Footnote:

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

STATEMENT 2
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2025-2026 PROPOSED O&M ASSESSMENT ALLOCATION

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

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

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

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

	Total	TWO (AA)	ONE (PL)
AR = TOTAL EXPENDITURES - NET /(a):	\$ 1,480,951.26	\$ 201,177.31	\$ 1,279,773.95
Plus: Early Payment Discount (4.0%)	\$ 63,019.20	\$ 8,560.74	\$ 54,458.47
Plus: County Collection Charges (2.0%)	\$ 31,509.60	\$ 4,280.37	\$ 27,229.23
Total Expenditures - GROSS	\$ 1,575,480.06	\$ 214,018.41	\$ 1,361,461.65
Total ERU:	\$ 979.20	\$ 391.00	\$ 588.20
Total AR / ERU - GROSS (as if all On-Roll):	\$ 1,608.95	\$ 547.36	\$ 2,314.62
Total AR / ERU - NET:	\$ 1,512.41	\$ 514.52	\$ 2,175.75

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

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

Approx Lot Width	Units	Assigned ERU	Net O&M Assmt/Unit	Total Gross Net Assmt	Gross O&M Assmt/Unit	Total Gross O&M Assmt
22'	148	0.45	\$ 979.09	\$ 144,904.70	\$ 1,041.58	\$ 154,153.94
40'	277	0.80	\$ 1,740.60	\$ 482,145.37	\$ 1,851.70	\$ 512,920.61
50'	300	1.00	\$ 2,175.75	\$ 652,723.88	\$ 2,314.62	\$ 694,387.11
Active Adult Units	391	1.00	\$ 514.52	\$ 201,177.31	\$ 547.36	\$ 214,018.41
Total	1,116			\$ 1,480,951.26		\$ 1,575,480.06

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

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

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

Approx Lot Width	Assigned ERU	Net Difference	Net Percent Increase	Per Month
22'	0.45	\$ 115.79	13.41%	\$ 9.65
40'	0.80	\$ 205.85	13.41%	\$ 17.15
50'	1.00	\$ 257.31	13.41%	\$ 21.44
Active Adult Units	1.00	\$ 66.57	14.86%	\$ 5.55
Total				

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT
ADMINISTRATIVE:			
SUPERVISORS COMPENSATION		Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 4 Board Members per Meeting , 8 Meetings Considered.	\$12,000.00
PAYROLL TAXES		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll	\$918.00
PAYROLL SERVICES		Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$55 for the processing of payroll related to Supervisor compensation	\$715.00
MANAGEMENT CONSULTING SERVICES	Kai	The District received Management, Accounting and Assessment services as part of the District Management Agreement.	\$30,500.00
CONSTRUCTION ACCOUNTING SERVICE		Anticipated construction accounting costs	\$0.00
PLANNING, COORDINATING & CONTRACT SERVICES	Kai	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure	\$24,000.00
ADMINISTRATIVE SERVICES	Kai	The District receives administrative services as part of the agreement, approximates \$500 monthly	\$7,500.00
BANK FEES	Bank United	Fees associated with maintaining the District's bank accounts and the ordering of checks	\$120.00
MISCELLANEOUS		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	\$500.00
AUDITING SERVICES	DiBartolomeo	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$4,600.00
TRAVEL PER DIEM		Estimated for Supervisor travel to and from District meetings	\$300.00
INSURANCE	EGIS	The District's General Liability, Public Officials, and Property insurance is provided through EGIS Insurance and Risk Advisors, a firm specializing in coverage for governmental agencies. The budgeted amount is based on estimates received from EGIS and includes coverage for the tot lot, which is valued at \$330,000 (pending contract).	\$75,000.00
REGULATORY AND PERMIT FEES	State	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$175.00
MASS MAILING		Mailed notice fees	\$4,000.00
LEGAL ADVERTISEMENTS	Tampa Bay Times	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	\$1,500.00
ENGINEERING SERVICES	Stantec	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$12,000.00
LEGAL SERVICES	Straley, Robin Vericker	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.	\$25,000.00
WEBSITE DEVELOPMENT AND HOSTING	SchoolNow	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. SchoolNow - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$2,015.00
MISCELLANEOUS		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	\$20,000.00
DEBT ADMINISTRATIVE:			
ARBITRAGE	LLS Solutions	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the bonds.	\$950.00
DISSEMINATION AGENT	Kai & DTS	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$8,000.00
DEVELOPER FUNDING - INTERIM OPERATING		The District will reimburse the developer for interim operating funding needs to bridge from October 1 - November 30 as needed. Amounts will be reimbursed based on actual amounts needed by the District	\$0.00
TRUSTEE FEES	US Bank	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is confirmed with Trustee for bond issuance	\$9,262.26
PHYSICAL ENVIRONMENT:			

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT
WATER	Hillsborough County	The District contracts for water utility services to support operations within the community. The budget is based on the meter located at 16675 Lagoon Shore Blvd, with a current average monthly bill of \$1,102, totaling \$13,224 annually. An additional \$44,776 has been allocated to accommodate anticipated increases in water usage.	\$58,000.00
ELECTRICITY	TECO	The District contracts for electric utilities for Meters located at 16925 Trite Bend Street, 5329 Avid Reef, 504 Sailor Pines, 5108 & 5109 Jackel Chase, and 16620, 16671 and 16675 Lagoon Shore Blvd; Est \$2,375/mo. An additional \$32,700 has been included for new development.	\$61,200.00
LANDSCAPE MAINTENANCE	Florida Commercial Care	Basic services include mowing, edging, blowing, weed control, a comprehensive turf and ornamental agronomic program, and routine irrigation inspections. The total contract amount is \$186,000, which includes Addendum One for \$38,400 to cover additional basic services. An additional \$59,916 has been budgeted for special landscaping projects.	\$245,916.00
LANDSCAPE - MULCH	Florida Commercial Care	Mulch installation is contracted as an additional service at a rate of \$55 per yard, upon request. This includes coverage of all landscaped and common areas using pine bark and pine straw.	\$45,000.00
LANDSCAPE - MULCH FOR TOT LOT	Florida Commercial Care	Estimated mulch for tot lot.	\$15,000.00
LANDSCAPE REPLENISHMENT	Florida Commercial Care	The contract includes additional services upon request, with annuals priced at \$4.50 per plant and pine straw at \$12 per bale. The District has also budgeted for landscaping needs such as shrub, sod, annual, and tree replacement, as well as bush and tree removal, as needed. Quarterly annual changeouts are estimated at \$15,000 and may be used for annuals, shrubs, and other landscape enhancements.	\$60,000.00
PALM TRIMMING	Florida Commercial Care	The contract specifies that palm trimming is available for \$55 per palm.	\$14,000.00
IRRIGATION REPAIR & MAINTENANCE	Florida Commercial Care	Estimated for repairs and maintenance of the irrigation system. Maintenance wet checks included in Landscape but not the repairs themselves.	\$30,000.00
PONDS - AQUATICS MAINTENANCE	Steadfast	The District contracts for waterway management and maintenance services for Sites 1–6 and 10–29, covering a total of 25 ponds. Services include aquatic weed control, shoreline vegetation management, algae control, trash removal, littoral shelf maintenance, pond dye application, and routine visual inspections. An additional \$2,500 has been allocated to cover two ponds that were not included in original contract	\$37,240.00
PONDS - EROSION CONTROL		To be used for any erosion repairs throughout the District	\$20,000.00
PONDS -- STOCKING AND PLANT INSTALL	Steadfast	To maintain the organize health of the District's waterways the District considers Bream carp stocking and plant install	\$3,000.00
FOUNTAIN MAINTENANCE & REPAIR	Florida Fountain	This expense covers the routine maintenance and as-needed repair of the District's fountains to ensure proper operation and appearance.	\$15,000.00
STREETLIGHTS	GigFiber	The District installs solar streetlights in the District. There are a total of 470 streetlights being serviced within the district at a rate of \$51.50 per month.	\$290,460.00
ENTRANCE MONUMENT MAINTENANCE	H2O Lagoon Solutions	Fountain maintenance is estimated at \$1,300 per month and includes water treatment and structural cleaning (excluding landscaping); an additional \$6,000 is budgeted for potential repairs.	\$21,600.00
COMPREHENSIVE FIELD SERVICES	Kai	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.	\$15,000.00
AMENITY MANAGEMENT	Kai	To address gate management and open park areas	\$5,000.00
PET WASTE REMOVAL	Scoopy Poopy Doo	Removal of pet waste, replace can liners, fill and pick up bags for 8 pet stations once weekly at \$325 per month	\$3,900.00
PEST CONTROL	NaturZone Pest Control	The District has a \$75 monthly contract with NaturZone Pest Control, totaling \$900 annually for pest management services	\$900.00
GATE MAINTENANCE & MONTHLY MONITORING	DC Integrations	The District has contracted DC Integrations at \$360 per quarter for cellular services and allocated \$4,980 for preventative maintenance.	\$9,000.00
GATE CLICKERS	DC Integrations	Estimated 200 clickers @ \$30 ea.	\$6,000.00
FRONT GATE ATTENDANTS	JCS Investigations	Security guard services, including 24/7 on-site uniformed security, emergency response, investigative services, and visitor verification. Contracted for 12 months at \$13,440 per month.	\$162,000.00
SECURITY SERVICE	JCS Investigations	Roving security patrol at \$1,980 per month, totaling \$23,760 annually.	\$23,760.00
ENTRANCE GATE CAMERA MAINTENANCE	Brighthouse	Monthly monitoring is \$160 month of entrance and exit gates and an additional \$2,000 for repairs	\$3,920.00
HOLIDAY LIGHTING	Trimmers Holiday Decorations	Holiday lighting -For FY 2026, and potential improvement of up lighting	\$30,000.00

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT
REPAIRS & MAINTENANCE		As needed for signs and other items not listed above	\$0.00
ROADWAY MAINTENANCE		A reserve to be paid over the next 20 years as mandated by Hillsborough County for the replacement and resurfacing of the roads	\$18,000.00
CONSERVATION MAINTENANCE		Conservation east of pocket reel roundabout estimated annual maintenance	\$8,000.00
MAINTENANCE SERVICE		Annual cost to for maintenance service for handyman fixes onsite, trash pickup weekly.	\$0.00
CONTINGENCY		Additional for adding new landscaping, irrigation, ponds, or amenities for additional phases.	\$58,000.00
TOTAL EXPENDITURES			\$1,498,951.26

STATEMENT 4
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET

	SERIES 2016A-1	SERIES 2019A-1	FY 2026 TOTAL
REVENUE			
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 408,577.13	\$ 308,151.60	\$ 716,728.72
SPECIAL ASSESSMENTS - OFF ROLL (NET)	0.00	0.00	0.00
LESS: EARLY PAYMENT DISCOUNT	-16,343.09	-12,326.06	-28,669.15
TOTAL REVENUE	392,234.04	295,825.53	688,059.57
EXPENDITURES			
COUNTY - ASSESSMENT COLLECTION FEES	8,171.54	6,163.03	14,334.57
INTEREST EXPENSE			
May 1, 2026	140,781.25	100,906.25	241,687.50
November 1, 2026	140,781.25	100,906.25	241,687.50
PRINCIPAL PAYMENT			
November 1, 2026	100,000.00	85,000.00	185,000.00
TOTAL EXPENDITURES	389,734.04	292,975.53	682,709.57
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,500.00	2,850.00	5,350.00
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 2,500.00	\$ 2,850.00	\$ 5,350.00

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
40'	164	0.80	\$ 156,305.78	\$ 953.08
50'	200	1.00	\$ 234,042.55	\$ 1,170.21
Total	364		\$ 390,348.33	

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
TH	148	0.50	\$ 87,259.32	\$ 589.59
40'	113	0.80	\$ 106,597.42	\$ 943.34
50'	97	1.0	\$ 114,379.49	\$ 1,179.17
Total	358		\$ 308,236.23	

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
5/1/25	-		-	-		4,600,000
11/1/25	95,000	6.00%	143,631	238,631	238,631	4,505,000
5/1/26			140,781	140,781		4,505,000
11/1/26	100,000	6.25%	140,781	240,781	381,563	4,405,000
5/1/27			137,656	137,656		4,405,000
11/1/27	105,000	6.25%	137,656	242,656	380,313	4,300,000
5/1/28			134,375	134,375		4,300,000
11/1/28	115,000	6.25%	134,375	249,375	383,750	4,185,000
5/1/29			130,781	130,781		4,185,000
11/1/29	120,000	6.25%	130,781	250,781	381,563	4,065,000
5/1/30			127,031	127,031		4,065,000
11/1/30	130,000	6.25%	127,031	257,031	384,063	3,935,000
5/1/31			122,969	122,969		3,935,000
11/1/31	135,000	6.25%	122,969	257,969	380,938	3,800,000
5/1/32			118,750	118,750		3,800,000
11/1/32	145,000	6.25%	118,750	263,750	382,500	3,655,000
5/1/33			114,219	114,219		3,655,000
11/1/33	155,000	6.25%	114,219	269,219	383,438	3,500,000
5/1/34			109,375	109,375		3,500,000
11/1/34	165,000	6.25%	109,375	274,375	383,750	3,335,000
5/1/35			104,219	104,219		3,335,000
11/1/35	175,000	6.25%	104,219	279,219	383,438	3,160,000
5/1/36			98,750	98,750		3,160,000
11/1/36	185,000	6.25%	98,750	283,750	382,500	2,975,000
5/1/37			92,969	92,969		2,975,000
11/1/37	195,000	6.25%	92,969	287,969	380,938	2,780,000
5/1/38			86,875	86,875		2,780,000
11/1/38	210,000	6.25%	86,875	296,875	383,750	2,570,000
5/1/39			80,313	80,313		2,570,000
11/1/39	220,000	6.25%	80,313	300,313	380,625	2,350,000
5/1/40			73,438	73,438		2,350,000
11/1/40	235,000	6.25%	73,438	308,438	381,875	2,115,000
5/1/41			66,094	66,094		2,115,000
11/1/41	250,000	6.25%	66,094	316,094	382,188	1,865,000
5/1/42			58,281	58,281		1,865,000
11/1/42	265,000	6.25%	58,281	323,281	381,563	1,600,000
5/1/43			50,000	50,000		1,600,000
11/1/43	280,000	6.25%	50,000	330,000	380,000	1,320,000
5/1/44			41,250	41,250		1,320,000
11/1/44	300,000	6.25%	41,250	341,250	382,500	1,020,000
5/1/45			31,875	31,875		1,020,000
11/1/45	320,000	6.25%	31,875	351,875	383,750	700,000
5/1/46			21,875	21,875		700,000
11/1/46	340,000	6.25%	21,875	361,875	383,750	360,000
5/1/47			11,250	11,250		360,000
11/1/47	360,000	6.25%	11,250	371,250	382,500	-
Total	\$ 4,600,000		\$ 4,049,881	\$ 8,649,881	\$ 8,649,881	

Footnote:

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

Max annual DS

384,063

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

Period Ending	Principal	Interest	Debt Service	Annual Debt Service	Par Outstanding
05/01/2024		104,356	104,356		4,005,000
11/01/2024	80,000	104,356	184,356	288,713	3,925,000
05/01/2025		102,706	102,706		3,925,000
11/01/2025	80,000	102,706	182,706	285,413	3,845,000
05/01/2026		100,906	100,906		3,845,000
11/01/2026	85,000	100,906	185,906	286,813	3,760,000
05/01/2027		98,994	98,994		3,760,000
11/01/2027	90,000	98,994	188,994	287,988	3,670,000
05/01/2028		96,969	96,969		3,670,000
11/01/2028	95,000	96,969	191,969	288,938	3,575,000
05/01/2029		94,831	94,831		3,575,000
11/01/2029	100,000	94,831	194,831	289,663	3,475,000
05/01/2030		92,581	92,581		3,475,000
11/01/2030	100,000	92,581	192,581	285,163	3,375,000
05/01/2031		89,956	89,956		3,375,000
11/01/2031	105,000	89,956	194,956	284,913	3,270,000
05/01/2032		87,200	87,200		3,270,000
11/01/2032	115,000	87,200	202,200	289,400	3,155,000
05/01/2033		84,181	84,181		3,155,000
11/01/2033	120,000	84,181	204,181	288,363	3,035,000
05/01/2034		81,031	81,031		3,035,000
11/01/2034	125,000	81,031	206,031	287,063	2,910,000
05/01/2035		77,750	77,750		2,910,000
11/01/2035	130,000	77,750	207,750	285,500	2,780,000
05/01/2036		74,338	74,338		2,780,000
11/01/2036	140,000	74,338	214,338	288,675	2,640,000
05/01/2037		70,663	70,663		2,640,000
11/01/2037	145,000	70,663	215,663	286,325	2,495,000
05/01/2038		66,856	66,856		2,495,000
11/01/2038	155,000	66,856	221,856	288,713	2,340,000
05/01/2039		62,788	62,788		2,340,000
11/01/2039	160,000	62,788	222,788	285,575	2,180,000
05/01/2040		58,588	58,588		2,180,000
11/01/2040	170,000	58,588	228,588	287,175	2,010,000
05/01/2041		54,019	54,019		2,010,000
11/01/2041	180,000	54,019	234,019	288,038	1,830,000
05/01/2042		49,181	49,181		1,830,000
11/01/2042	190,000	49,181	239,181	288,363	1,640,000
05/01/2043		44,075	44,075		1,640,000
11/01/2043	200,000	44,075	244,075	288,150	1,440,000
05/01/2044		38,700	38,700		1,440,000
11/01/2044	210,000	38,700	248,700	287,400	1,230,000
05/01/2045		33,056	33,056		1,230,000
11/01/2045	220,000	33,056	253,056	286,113	1,010,000
05/01/2046		27,144	27,144		1,010,000
11/01/2046	235,000	27,144	262,144	289,288	775,000
05/01/2047		20,828	20,828		775,000
11/01/2047	245,000	20,828	265,828	286,656	530,000
05/01/2048		14,244	14,244		530,000
11/01/2048	260,000	14,244	274,244	288,488	270,000
05/01/2049		7,256	7,256		270,000
11/01/2049	270,000	7,256	277,256	284,513	0
TOTAL:	4,005,000			7,471,394	

Footnote:

Max annual DS 289,663

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

STATEMENT 7
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION

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

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

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2016A-1 DS	Total FY 2026	Total FY 2025	Difference**
40'	164	0.80	\$ 1,851.70	\$ 953.08	\$ 2,804.78	\$ 2,585.80	\$ 218.99
50'	200	1.00	\$ 2,314.62	\$ 1,170.21	\$ 3,484.84	\$ 3,211.10	\$ 273.73
Total	364						

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

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2019A-1 DS	Total FY 2026	Total FY 2025	Difference**
22'	148	0.45	\$ 1,041.58	\$ 589.59	\$ 1,631.17	\$ 1,507.99	\$ 123.18
40'	113	0.80	\$ 1,851.70	\$ 943.34	\$ 2,795.04	\$ 2,576.05	\$ 218.99
50'	97	1.00	\$ 2,314.62	\$ 1,179.17	\$ 3,493.79	\$ 3,220.06	\$ 273.73
Total	358						

ACTIVE ADULT COMMUNITY

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	DS	Total FY 2026	Total FY 2025	Difference**
Active Adult Unit	148	0.45	\$ 547.36	\$ -	\$ 547.36	\$ 476.55	\$ 70.81

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

EXHIBIT 5

AGENDA

Interim Operating and Deficit Budget Funding Agreement
Fiscal Year 2025-2026

This Budget Funding Agreement is made and entered into as of August 11, 2025, by and between the **Hidden Creek Community Development District** (the "**District**") and **Dune FB Debt, LLC**, a Delaware limited liability company, ("**Developer**").

Recitals

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

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

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

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2025-2026, which year commences on October 1, 2025 and concludes on September 30, 2026 as described in **Exhibit A** attached hereto (the "**Budget**"); and

WHEREAS, the Budget includes the projected revenues needed for its operations and services for Fiscal Year 2025-2026, however the revenues will not start coming in until mid-December; and

WHEREAS, the District will need interim operating capital to enable it to proceed with its operations and services during October-December for its Fiscal Year 2025-2026; and

WHEREAS, the District may need additional deficit capital to enable it to proceed with unexpected expenses during its Fiscal Year 2025-2026; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2025-2026.

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

- 1. Funding Obligations.** The Developer agrees to make available to the District the monies necessary for the operation of the District, within 30 days of written request by the District.
 - a. The funds shall be placed in the District's general checking account.
 - b. These payments are made by the Developer in lieu of additional assessments which might otherwise be levied or imposed by the District.
 - c. *Funds Advanced by Developer for Interim Operating Expenses.* The monies to be funded by the Developer in this category will be the amount necessary to fund the District's operations for October-December on an "as needed" basis only. An estimate of such funding needs is included in the Budget.

d. *Deficit Funding.* The monies to be funded by the Developer in this category will be the difference between any actual revenues (on-roll, off-roll, or other sources) received by the District and the actual expenditures incurred by the District and will be provided on an “as needed” basis only.

i. At the end of the fiscal year if it is determined there is a surplus that is related to the deficit funding provided, the Developer will be entitled to a return of such funds up to the total amount deficit funded. Any other funds advanced in this category are not reimbursable.

2. **Reimbursement of Interim Operating Expenses.** The District anticipates that it will have enough revenues to reimburse the Developer for the Funds Advanced for Interim Operating Expenses by January 1. If the District has enough funds to do so without jeopardizing its operations and services, it shall reimburse the Developer for any amounts actually advanced by the Developer by January 1. If the District does not have enough funds to do so by January 1, then as soon as it does have such funds, it shall reimburse the Developer.
3. **Notes or Bonds.** The parties hereto recognize that a portion of the operating expenses may be required in support of the District’s effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).
4. **Amendment.** Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both parties.
5. **Assignment.** This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.
6. **Default and Remedies.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.
7. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.
8. **Enforcement and Attorney’s Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for, trial alternative dispute resolution, or appellate proceedings.
9. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a

representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

- 10. No Third Party Benefits.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 11. Arm's Length Agreement.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 12. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 13. Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

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

Dune FB Debt, LLC
a Delaware limited liability company

Hidden Creek
Community Development District

John M. Ryan
Manager

Michael Lawson
Chair of the Board of Supervisors

Exhibit A – Fiscal Year 2025-2026 General Fund Budget

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared John M. Ryan, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Manager of **DUNE FB Debt, LLC**, a Delaware limited liability company/corporation (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Hidden Creek Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on August _____, 2025.

Notary Public Signature

Notary Stamp



FY 2026 PROPOSED BUDGET

**STATEMENT 1
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
I. REVENUE								
GENERAL FUND REVENUE - ON-ROLL	\$ 560,755	\$ 771,779	\$ 973,485	\$ 1,155,698	\$ 1,303,573	\$ 1,292,874	\$ 1,480,951	177,378
GENERAL FUND REVENUE - OFF-ROLL					-		-	-
O&M ASSESSMENTS/EXCESS FEES	2,169	72,442	7,880	9,458				-
LOT CLOSINGS - OFF ROLL O&M	31,980	8,711	11,055	123,743				-
DEVELOPER- OFF ROLL	303,215	117,409	262,784					-
DEVELOPER FUNDING - INTERIM OPERATING					100,000			(100,000)
SOIUTHSHORE BAY CLUB - ROADWAY				1,800	1,800	1,200	1,800	-
SOUTHSHORE BAY CLUB - GATE ATTENDANTS				16,128	16,200	10,752	16,200	-
INSURANCE PROCEEDS				22,725				-
ROADWAY MAINTENANCE RESERVE								-
FUNDS TRANSFER INCOME		22,155						-
HURRICANE INSURANC PROCEEDS			20,341					-
MISCELLANEOUS REVENUE	9,065	736	1,579	415	-		-	-
TOTAL REVENUE	907,184	993,232	1,277,124	1,329,967	1,421,573	1,304,826	1,498,951	77,378
II. EXPENDITURES								
ADMINISTRATIVE								
SUPERVISORS COMPENSATION	1,655	6,100	3,993	2,800	12,000	7,600	12,000	-
PAYROLL TAXES	122	107	306	214	918	658	918	-
PAYROLL SERVICES	199	100	652	350	715	750	715	-
MANAGEMENT CONSULTING SERVICES	22,000	23,666	24,000	26,000	30,500	20,333	30,500	-
CONSTRUCTION ACCOUNTING SERVICE	4,000	4,000	4,000	4,500	-	-	-	-
PLANNING & COORDINATION SERVICES	36,000	36,000	36,000	24,000	24,000	16,000	24,000	-
ADMINISTRATIVE SERVICES	7,500	9,261	7,683	7,500	7,500	5,000	7,500	-
BANK FEES	149		-	-	120	-	120	-
MISCELLANEOUS	2,813	639	1,073	-	500	-	500	-
AUDITING SERVICES	2,500	2,964	-	6,800	4,600	-	4,600	-
TRAVEL PER DIEM		-	219	274	200	151	300	100
INSURANCE	20,554	21,086	26,192	29,623	59,840	30,056	75,000	15,160
REGULATORY AND PERMIT FEES	175	200	175	175	175	175	175	-
MASS MAILING	3,014	1,965	3,824			-	4,000	4,000
LEGAL ADVERTISEMENTS	10,498	1,210	893	1,878	1,500	528	1,500	-
ENGINEERING SERVICES	17,843	2,417	514	5,704	12,000	6,023	12,000	-
LEGAL SERVICES		43,139	21,648	13,601	15,000	20,636	25,000	10,000
WEBSITE DEVELOPMENT AND HOSTING	1,515	2,015	2,515	2,015	2,015	1,848	2,015	-
MISCELLANEOUS CONTINGENCY		334	563	1,838	20,000	1,111	20,000	-
TOTAL ADMINISTRATIVE	130,537	155,204	134,250	127,272	191,583	110,869	220,843	29,260
DEBT ADMINISTRATION								
ARBITRAGE	650	650	1,600	950	950	950	950	-
DISSEMINATION AGENT	6,500	6,500	6,500	7,750	8,000	8,750	8,000	-
DEVELOPER FUNDING - INTERIM OEPRATING		-	-	-	100,000	-	-	(100,000)
TRUSTEE FEES	19,072	13,550	9,489	8,599	8,296	9,061	9,262	966
TOTAL DEBT ADMINISTRATION	26,222	20,700	17,589	17,299	117,246	18,761	18,212	(99,034)
PHYSICAL ENVIRONMENT								
WATER	13,322	5,818	55,340	35,930	58,000	12,502	58,000	-

STATEMENT 1
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
ELECTRICITY	30,762	36,183	52,468	46,670	61,200	27,156	61,200	-
LANDSCAPE MAINTENANCE	206,061	260,577	253,970	206,364	245,916	123,944	245,916	-
LANDSCAPE - MISCELLANEOUS		260				-		-
LANDSCAPE - MULCH	3,638	15,652		11,948	16,000	-	45,000	29,000
LANDSCAPE - MULCH FOR TOT LOT						-	15,000	15,000
LANDSCAP MAINT- BUSH HOG MOWING	1,280	4,548				-		-
LANDSCAPE REPLENISHMENT	6,066	35,629	7,957	3,782	30,000	19,962	60,000	30,000
PALM TRIMMING					15,000	-	14,000	(1,000)
IRRIGATION REPAIR & MAINTENANCE	7,018	3,860	32,653	12,854	7,500	11,931	30,000	22,500
IRRIGATION - OTHER		1,526	240	15,341		-		-
PONDS - AQUATICS MAINTENANCE	15,629	32,826	36,168	34,718	35,693	24,152	37,240	1,547
PONDS - EROSION REPAIR	1,936				10,000	-	20,000	10,000
PONDS -- STOCKING AND PLANT INSTALL		318			3,000	-	3,000	-
FOUNTAIN MAINTENANCE & REPAIR			3,280	338	7,500	18,897	15,000	7,500
PONDS LANDSCAPE MAINTENANCE	27,848				-	-	-	-
STREETLIGHTS	207,994	257,694	280,200	285,650	281,400	188,304	290,460	9,060
ENTRANCE MONUMENT MAINTENANCE	14,300	11,700	15,600	15,746	21,600	15,199	21,600	-
COMPREHENSIVE FIELD SERVICES	13,896	14,491	13,316	15,000	15,000	10,000	15,000	-
AMENITY MANAGEMENT		3,558	7,500	5,000	5,000	3,333	5,000	-
PET WASTE REMOVAL	2,425	3,545	3,382	3,307	5,060	2,406	3,900	(1,160)
PEST CONTROL						-	900	900
GATE MAINTENANCE & MONTHLY MONITORING	8,407	15,329	8,413	15,855	7,000	38,918	9,000	2,000
GATE CLICKERS	33,155	-	1,900	5,360	6,000	3,800	6,000	-
FRONT GATE ATTENDANTS	17,548	95,314	114,720	161,280	162,000	107,520	162,000	-
SECURITY SERVICE						-	23,760	23,760
ENTRANCE GATE CAMERA MAINTENANCE	7,140	10,824	2,064	1,750	24,875	10,642	3,920	(20,955)
GATE- OTHER		510				-		-
HOLIDAY LIGHTING	7,500	12,238	4,738	9,475	12,000	9,475	30,000	18,000
REPAIRS & MAINTENANCE	7,821	23,833	39,960		1,000	1,950	-	(1,000)
ROADWAY MAINTENANCE RESERVE					18,000	18,000	18,000	-
CONSERVATION MAINTENANCE					8,000	-	8,000	-
MAINTENANCE SERVICE					6,000	-	-	(6,000)
INTERNET EXPENSE			340	2,034		-		-
UNBUDGETED EXPENSE			30,296			-		-
CONTINGENCY	15,088	29,800	119,089	57,148	50,000	29,778	58,000	8,000
TOTAL PHYSICAL ENVIRONMENT	648,834	876,031	1,083,594	945,551	1,112,744	677,869	1,259,896	147,152
TOTAL EXPENDITURES	805,593	1,051,935	1,235,433	1,090,122	1,421,573	807,499	1,498,951	77,378
III. FUND BALANCE								
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	101,591	(58,703)	41,691	239,845	-	497,327	-	-
PENDING AUDIT ADJUSTMENT				-				
FUND BALANCE - BEGINNING	7,643	109,234	50,531	92,222	332,067	332,067	350,067	
TRANSFER IN FUND BALANCE RESERVE					18,000		18,000	
FUND BALANCE - ENDING	\$ 109,234	\$ 50,531	\$ 92,222	\$ 332,067	\$ 350,067	\$ 829,394	\$ 368,067	\$ -

Footnote:

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

STATEMENT 2
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2025-2026 PROPOSED O&M ASSESSMENT ALLOCATION

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

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

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

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

	Total	TWO (AA)	ONE (PL)
AR = TOTAL EXPENDITURES - NET /(a):	\$ 1,480,951.26	\$ 201,177.31	\$ 1,279,773.95
Plus: Early Payment Discount (4.0%)	\$ 63,019.20	\$ 8,560.74	\$ 54,458.47
Plus: County Collection Charges (2.0%)	\$ 31,509.60	\$ 4,280.37	\$ 27,229.23
Total Expenditures - GROSS	\$ 1,575,480.06	\$ 214,018.41	\$ 1,361,461.65
Total ERU:	\$ 979.20	\$ 391.00	\$ 588.20
Total AR / ERU - GROSS (as if all On-Roll):	\$ 1,608.95	\$ 547.36	\$ 2,314.62
Total AR / ERU - NET:	\$ 1,512.41	\$ 514.52	\$ 2,175.75

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

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

Approx Lot Width	Units	Assigned ERU	Net O&M Assmt/Unit	Total Gross Net Assmt	Gross O&M Assmt/Unit	Total Gross O&M Assmt
22'	148	0.45	\$ 979.09	\$ 144,904.70	\$ 1,041.58	\$ 154,153.94
40'	277	0.80	\$ 1,740.60	\$ 482,145.37	\$ 1,851.70	\$ 512,920.61
50'	300	1.00	\$ 2,175.75	\$ 652,723.88	\$ 2,314.62	\$ 694,387.11
Active Adult Units	391	1.00	\$ 514.52	\$ 201,177.31	\$ 547.36	\$ 214,018.41
Total	1,116			\$ 1,480,951.26		\$ 1,575,480.06

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

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

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

Approx Lot Width	Assigned ERU	Net Difference	Net Percent Increase	Per Month
22'	0.45	\$ 115.79	13.41%	\$ 9.65
40'	0.80	\$ 205.85	13.41%	\$ 17.15
50'	1.00	\$ 257.31	13.41%	\$ 21.44
Active Adult Units	1.00	\$ 66.57	14.86%	\$ 5.55
Total				

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT
ADMINISTRATIVE:			
SUPERVISORS COMPENSATION		Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 4 Board Members per Meeting , 8 Meetings Considered.	\$12,000.00
PAYROLL TAXES		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll	\$918.00
PAYROLL SERVICES		Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$55 for the processing of payroll related to Supervisor compensation	\$715.00
MANAGEMENT CONSULTING SERVICES	Kai	The District received Management, Accounting and Assessment services as part of the District Management Agreement.	\$30,500.00
CONSTRUCTION ACCOUNTING SERVICE		Anticipated construction accounting costs	\$0.00
PLANNING, COORDINATING & CONTRACT SERVICES	Kai	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure	\$24,000.00
ADMINISTRATIVE SERVICES	Kai	The District receives administrative services as part of the agreement, approximates \$500 monthly	\$7,500.00
BANK FEES	Bank United	Fees associated with maintaining the District's bank accounts and the ordering of checks	\$120.00
MISCELLANEOUS		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	\$500.00
AUDITING SERVICES	DiBartolomeo	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$4,600.00
TRAVEL PER DIEM		Estimated for Supervisor travel to and from District meetings	\$300.00
INSURANCE	EGIS	The District's General Liability, Public Officials, and Property insurance is provided through EGIS Insurance and Risk Advisors, a firm specializing in coverage for governmental agencies. The budgeted amount is based on estimates received from EGIS and includes coverage for the tot lot, which is valued at \$330,000 (pending contract).	\$75,000.00
REGULATORY AND PERMIT FEES	State	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$175.00
MASS MAILING		Mailed notice fees	\$4,000.00
LEGAL ADVERTISEMENTS	Tampa Bay Times	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	\$1,500.00
ENGINEERING SERVICES	Stantec	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$12,000.00
LEGAL SERVICES	Straley, Robin Vericker	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.	\$25,000.00
WEBSITE DEVELOPMENT AND HOSTING	SchoolNow	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. SchoolNow - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$2,015.00
MISCELLANEOUS		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	\$20,000.00
DEBT ADMINISTRATIVE:			
ARBITRAGE	LLS Solutions	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the bonds.	\$950.00
DISSEMINATION AGENT	Kai & DTS	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$8,000.00
DEVELOPER FUNDING - INTERIM OPERATING		The District will reimburse the developer for interim operating funding needs to bridge from October 1 - November 30 as needed. Amounts will be reimbursed based on actual amounts needed by the District	\$0.00
TRUSTEE FEES	US Bank	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is confirmed with Trustee for bond issuance	\$9,262.26
PHYSICAL ENVIRONMENT:			

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT
WATER	Hillsborough County	The District contracts for water utility services to support operations within the community. The budget is based on the meter located at 16675 Lagoon Shore Blvd, with a current average monthly bill of \$1,102, totaling \$13,224 annually. An additional \$44,776 has been allocated to accommodate anticipated increases in water usage.	\$58,000.00
ELECTRICITY	TECO	The District contracts for electric utilities for Meters located at 16925 Trite Bend Street, 5329 Avid Reef, 504 Sailor Pines, 5108 & 5109 Jackel Chase, and 16620, 16671 and 16675 Lagoon Shore Blvd; Est \$2,375/mo. An additional \$32,700 has been included for new development.	\$61,200.00
LANDSCAPE MAINTENANCE	Florida Commercial Care	Basic services include mowing, edging, blowing, weed control, a comprehensive turf and ornamental agronomic program, and routine irrigation inspections. The total contract amount is \$186,000, which includes Addendum One for \$38,400 to cover additional basic services. An additional \$59,916 has been budgeted for special landscaping projects.	\$245,916.00
LANDSCAPE - MULCH	Florida Commercial Care	Mulch installation is contracted as an additional service at a rate of \$55 per yard, upon request. This includes coverage of all landscaped and common areas using pine bark and pine straw.	\$45,000.00
LANDSCAPE - MULCH FOR TOT LOT	Florida Commercial Care	Estimated mulch for tot lot.	\$15,000.00
LANDSCAPE REPLENISHMENT	Florida Commercial Care	The contract includes additional services upon request, with annuals priced at \$4.50 per plant and pine straw at \$12 per bale. The District has also budgeted for landscaping needs such as shrub, sod, annual, and tree replacement, as well as bush and tree removal, as needed. Quarterly annual changeouts are estimated at \$15,000 and may be used for annuals, shrubs, and other landscape enhancements.	\$60,000.00
PALM TRIMMING	Florida Commercial Care	The contract specifies that palm trimming is available for \$55 per palm.	\$14,000.00
IRRIGATION REPAIR & MAINTENANCE	Florida Commercial Care	Estimated for repairs and maintenance of the irrigation system. Maintenance wet checks included in Landscape but not the repairs themselves.	\$30,000.00
PONDS - AQUATICS MAINTENANCE	Steadfast	The District contracts for waterway management and maintenance services for Sites 1–6 and 10–29, covering a total of 25 ponds. Services include aquatic weed control, shoreline vegetation management, algae control, trash removal, littoral shelf maintenance, pond dye application, and routine visual inspections. An additional \$2,500 has been allocated to cover two ponds that were not included in original contract	\$37,240.00
PONDS - EROSION CONTROL		To be used for any erosion repairs throughout the District	\$20,000.00
PONDS -- STOCKING AND PLANT INSTALL	Steadfast	To maintain the organize health of the District's waterways the District considers Bream carp stocking and plant install	\$3,000.00
FOUNTAIN MAINTENANCE & REPAIR	Florida Fountain	This expense covers the routine maintenance and as-needed repair of the District's fountains to ensure proper operation and appearance.	\$15,000.00
STREETLIGHTS	GigFiber	The District installs solar streetlights in the District. There are a total of 470 streetlights being serviced within the district at a rate of \$51.50 per month.	\$290,460.00
ENTRANCE MONUMENT MAINTENANCE	H2O Lagoon Solutions	Fountain maintenance is estimated at \$1,300 per month and includes water treatment and structural cleaning (excluding landscaping); an additional \$6,000 is budgeted for potential repairs.	\$21,600.00
COMPREHENSIVE FIELD SERVICES	Kai	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.	\$15,000.00
AMENITY MANAGEMENT	Kai	To address gate management and open park areas	\$5,000.00
PET WASTE REMOVAL	Scoopy Poopy Doo	Removal of pet waste, replace can liners, fill and pick up bags for 8 pet stations once weekly at \$325 per month	\$3,900.00
PEST CONTROL	NaturZone Pest Control	The District has a \$75 monthly contract with NaturZone Pest Control, totaling \$900 annually for pest management services	\$900.00
GATE MAINTENANCE & MONTHLY MONITORING	DC Integrations	The District has contracted DC Integrations at \$360 per quarter for cellular services and allocated \$4,980 for preventative maintenance.	\$9,000.00
GATE CLICKERS	DC Integrations	Estimated 200 clickers @ \$30 ea.	\$6,000.00
FRONT GATE ATTENDANTS	JCS Investigations	Security guard services, including 24/7 on-site uniformed security, emergency response, investigative services, and visitor verification. Contracted for 12 months at \$13,440 per month.	\$162,000.00
SECURITY SERVICE	JCS Investigations	Roving security patrol at \$1,980 per month, totaling \$23,760 annually.	\$23,760.00
ENTRANCE GATE CAMERA MAINTENANCE	Brighthouse	Monthly monitoring is \$160 month of entrance and exit gates and an additional \$2,000 for repairs	\$3,920.00
HOLIDAY LIGHTING	Trimmers Holiday Decorations	Holiday lighting -For FY 2026, and potential improvement of up lighting	\$30,000.00

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT
REPAIRS & MAINTENANCE		As needed for signs and other items not listed above	\$0.00
ROADWAY MAINTENANCE		A reserve to be paid over the next 20 years as mandated by Hillsborough County for the replacement and resurfacing of the roads	\$18,000.00
CONSERVATION MAINTENANCE		Conservation east of pocket reel roundabout estimated annual maintenance	\$8,000.00
MAINTENANCE SERVICE		Annual cost to for maintenance service for handyman fixes onsite, trash pickup weekly.	\$0.00
CONTINGENCY		Additional for adding new landscaping, irrigation, ponds, or amenities for additional phases.	\$58,000.00
TOTAL EXPENDITURES			\$1,498,951.26

STATEMENT 4
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET

	SERIES 2016A-1	SERIES 2019A-1	FY 2026 TOTAL
REVENUE			
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 408,577.13	\$ 308,151.60	\$ 716,728.72
SPECIAL ASSESSMENTS - OFF ROLL (NET)	0.00	0.00	0.00
LESS: EARLY PAYMENT DISCOUNT	-16,343.09	-12,326.06	-28,669.15
TOTAL REVENUE	392,234.04	295,825.53	688,059.57
EXPENDITURES			
COUNTY - ASSESSMENT COLLECTION FEES	8,171.54	6,163.03	14,334.57
INTEREST EXPENSE			
May 1, 2026	140,781.25	100,906.25	241,687.50
November 1, 2026	140,781.25	100,906.25	241,687.50
PRINCIPAL PAYMENT			
November 1, 2026	100,000.00	85,000.00	185,000.00
TOTAL EXPENDITURES	389,734.04	292,975.53	682,709.57
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,500.00	2,850.00	5,350.00
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 2,500.00	\$ 2,850.00	\$ 5,350.00

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
40'	164	0.80	\$ 156,305.78	\$ 953.08
50'	200	1.00	\$ 234,042.55	\$ 1,170.21
Total	364		\$ 390,348.33	

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
TH	148	0.50	\$ 87,259.32	\$ 589.59
40'	113	0.80	\$ 106,597.42	\$ 943.34
50'	97	1.0	\$ 114,379.49	\$ 1,179.17
Total	358		\$ 308,236.23	

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
5/1/25	-		-	-		4,600,000
11/1/25	95,000	6.00%	143,631	238,631	238,631	4,505,000
5/1/26			140,781	140,781		4,505,000
11/1/26	100,000	6.25%	140,781	240,781	381,563	4,405,000
5/1/27			137,656	137,656		4,405,000
11/1/27	105,000	6.25%	137,656	242,656	380,313	4,300,000
5/1/28			134,375	134,375		4,300,000
11/1/28	115,000	6.25%	134,375	249,375	383,750	4,185,000
5/1/29			130,781	130,781		4,185,000
11/1/29	120,000	6.25%	130,781	250,781	381,563	4,065,000
5/1/30			127,031	127,031		4,065,000
11/1/30	130,000	6.25%	127,031	257,031	384,063	3,935,000
5/1/31			122,969	122,969		3,935,000
11/1/31	135,000	6.25%	122,969	257,969	380,938	3,800,000
5/1/32			118,750	118,750		3,800,000
11/1/32	145,000	6.25%	118,750	263,750	382,500	3,655,000
5/1/33			114,219	114,219		3,655,000
11/1/33	155,000	6.25%	114,219	269,219	383,438	3,500,000
5/1/34			109,375	109,375		3,500,000
11/1/34	165,000	6.25%	109,375	274,375	383,750	3,335,000
5/1/35			104,219	104,219		3,335,000
11/1/35	175,000	6.25%	104,219	279,219	383,438	3,160,000
5/1/36			98,750	98,750		3,160,000
11/1/36	185,000	6.25%	98,750	283,750	382,500	2,975,000
5/1/37			92,969	92,969		2,975,000
11/1/37	195,000	6.25%	92,969	287,969	380,938	2,780,000
5/1/38			86,875	86,875		2,780,000
11/1/38	210,000	6.25%	86,875	296,875	383,750	2,570,000
5/1/39			80,313	80,313		2,570,000
11/1/39	220,000	6.25%	80,313	300,313	380,625	2,350,000
5/1/40			73,438	73,438		2,350,000
11/1/40	235,000	6.25%	73,438	308,438	381,875	2,115,000
5/1/41			66,094	66,094		2,115,000
11/1/41	250,000	6.25%	66,094	316,094	382,188	1,865,000
5/1/42			58,281	58,281		1,865,000
11/1/42	265,000	6.25%	58,281	323,281	381,563	1,600,000
5/1/43			50,000	50,000		1,600,000
11/1/43	280,000	6.25%	50,000	330,000	380,000	1,320,000
5/1/44			41,250	41,250		1,320,000
11/1/44	300,000	6.25%	41,250	341,250	382,500	1,020,000
5/1/45			31,875	31,875		1,020,000
11/1/45	320,000	6.25%	31,875	351,875	383,750	700,000
5/1/46			21,875	21,875		700,000
11/1/46	340,000	6.25%	21,875	361,875	383,750	360,000
5/1/47			11,250	11,250		360,000
11/1/47	360,000	6.25%	11,250	371,250	382,500	-
Total	\$ 4,600,000		\$ 4,049,881	\$ 8,649,881	\$ 8,649,881	

Footnote:

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

Max annual DS

384,063

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

Period Ending	Principal	Interest	Debt Service	Annual Debt Service	Par Outstanding
05/01/2024		104,356	104,356		4,005,000
11/01/2024	80,000	104,356	184,356	288,713	3,925,000
05/01/2025		102,706	102,706		3,925,000
11/01/2025	80,000	102,706	182,706	285,413	3,845,000
05/01/2026		100,906	100,906		3,845,000
11/01/2026	85,000	100,906	185,906	286,813	3,760,000
05/01/2027		98,994	98,994		3,760,000
11/01/2027	90,000	98,994	188,994	287,988	3,670,000
05/01/2028		96,969	96,969		3,670,000
11/01/2028	95,000	96,969	191,969	288,938	3,575,000
05/01/2029		94,831	94,831		3,575,000
11/01/2029	100,000	94,831	194,831	289,663	3,475,000
05/01/2030		92,581	92,581		3,475,000
11/01/2030	100,000	92,581	192,581	285,163	3,375,000
05/01/2031		89,956	89,956		3,375,000
11/01/2031	105,000	89,956	194,956	284,913	3,270,000
05/01/2032		87,200	87,200		3,270,000
11/01/2032	115,000	87,200	202,200	289,400	3,155,000
05/01/2033		84,181	84,181		3,155,000
11/01/2033	120,000	84,181	204,181	288,363	3,035,000
05/01/2034		81,031	81,031		3,035,000
11/01/2034	125,000	81,031	206,031	287,063	2,910,000
05/01/2035		77,750	77,750		2,910,000
11/01/2035	130,000	77,750	207,750	285,500	2,780,000
05/01/2036		74,338	74,338		2,780,000
11/01/2036	140,000	74,338	214,338	288,675	2,640,000
05/01/2037		70,663	70,663		2,640,000
11/01/2037	145,000	70,663	215,663	286,325	2,495,000
05/01/2038		66,856	66,856		2,495,000
11/01/2038	155,000	66,856	221,856	288,713	2,340,000
05/01/2039		62,788	62,788		2,340,000
11/01/2039	160,000	62,788	222,788	285,575	2,180,000
05/01/2040		58,588	58,588		2,180,000
11/01/2040	170,000	58,588	228,588	287,175	2,010,000
05/01/2041		54,019	54,019		2,010,000
11/01/2041	180,000	54,019	234,019	288,038	1,830,000
05/01/2042		49,181	49,181		1,830,000
11/01/2042	190,000	49,181	239,181	288,363	1,640,000
05/01/2043		44,075	44,075		1,640,000
11/01/2043	200,000	44,075	244,075	288,150	1,440,000
05/01/2044		38,700	38,700		1,440,000
11/01/2044	210,000	38,700	248,700	287,400	1,230,000
05/01/2045		33,056	33,056		1,230,000
11/01/2045	220,000	33,056	253,056	286,113	1,010,000
05/01/2046		27,144	27,144		1,010,000
11/01/2046	235,000	27,144	262,144	289,288	775,000
05/01/2047		20,828	20,828		775,000
11/01/2047	245,000	20,828	265,828	286,656	530,000
05/01/2048		14,244	14,244		530,000
11/01/2048	260,000	14,244	274,244	288,488	270,000
05/01/2049		7,256	7,256		270,000
11/01/2049	270,000	7,256	277,256	284,513	0
TOTAL:	4,005,000			7,471,394	

Footnote:

Max annual DS 289,663

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

STATEMENT 7
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION

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

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

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2016A-1 DS	Total FY 2026	Total FY 2025	Difference**
40'	164	0.80	\$ 1,851.70	\$ 953.08	\$ 2,804.78	\$ 2,585.80	\$ 218.99
50'	200	1.00	\$ 2,314.62	\$ 1,170.21	\$ 3,484.84	\$ 3,211.10	\$ 273.73
Total	364						

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

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2019A-1 DS	Total FY 2026	Total FY 2025	Difference**
22'	148	0.45	\$ 1,041.58	\$ 589.59	\$ 1,631.17	\$ 1,507.99	\$ 123.18
40'	113	0.80	\$ 1,851.70	\$ 943.34	\$ 2,795.04	\$ 2,576.05	\$ 218.99
50'	97	1.00	\$ 2,314.62	\$ 1,179.17	\$ 3,493.79	\$ 3,220.06	\$ 273.73
Total	358						

ACTIVE ADULT COMMUNITY

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	DS	Total FY 2026	Total FY 2025	Difference**
Active Adult Unit	148	0.45	\$ 547.36	\$ -	\$ 547.36	\$ 476.55	\$ 70.81

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

EXHIBIT 6

AGENDA

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, 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 Hillsborough County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

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

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

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2025, and ending on September 30, 2026 (the “**FY 2025/2026**”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2025/2026 annual public meeting schedule to Hillsborough County and the Department of Commerce.

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

Passed and Adopted on August 11, 2025.

ATTEST:

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
☐Secretary/☐Assistant Secretary

Michael S. Lawson
Chair of the Board of Supervisors

Exhibit A

Notice of Meetings Fiscal Year 2025/2026 Hidden Creek Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Hidden Creek Community Development District shall be held at **6:00 p.m. at the Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578**. The meeting dates are as follows:

October 13, 2025
November 10, 2025
December 8, 2025
January 12, 2026
February 9, 2026
March 9, 2026
April 13, 2026
May 11, 2026
June 8, 2026
July 13, 2026
August 10, 2026
September 14, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kai, District Management

Publish: August __, 2025 (Business Observer – Hillsborough County)

EXHIBIT 7

AGENDA

Communication with Those Charged with Governance**Hidden Creek Community Development District**

We have audited the financial statements of Hidden Creek Community Development District, for the year ended September 30, 2024, and have issued our report thereon dated June 27, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, and *Government Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our meeting about planning matters. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings***Qualitative Aspects of Accounting Practices***

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Hidden Creek Community Development District are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2024. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Hidden Creek Community Development District's financial statements were:

Management's estimate of depreciation is based on accounting practices of the District. We evaluated the key factors and assumptions used to develop the allowance in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosure of debt and cash and investments.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all material misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated June 27, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of those charged with financial oversight and management of Hidden Creek Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,



DiBartolomeo, McBee, Hartley and Barnes, P.A.
Fort Pierce, Florida
June 27, 2025

EXHIBIT 8

AGENDA

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2024

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2024

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Hidden Creek Community Development District
Hillsborough County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Hidden Creek Community Development District, Hillsborough County, Florida ("District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 27, 2025, on our consideration of the Hidden Creek Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 27, 2025 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 27, 2025

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

Our discussion and analysis of Hidden Creek Community Development District, Hillsborough County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$24,874,183.
- The change in the District's total net position in comparison with the prior fiscal year was \$434,204 an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,217,447. A portion of fund balance is restricted for debt service and future capital repairs and replacement, nonspendable prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

The government-wide financial statements include all governmental activities that are principally supported by developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position

	2024	2023
Current assets	\$ 1,266,443	\$ 1,198,767
Capital assets	35,614,345	35,633,969
Total assets	36,880,788	36,832,736
Current liabilities	589,497	622,890
Long-term liabilities	11,417,108	11,769,867
Total liabilities	12,006,605	12,392,757
Net position		
Net invested in capital assets	23,865,578	23,543,647
Restricted for debt service	679,555	781,878
Restricted for capital projects	(3,017)	22,478
Unrestricted	332,067	91,976
Total net position	\$ 24,874,183	\$ 24,439,979

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded the ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2024	2023
Program revenues	\$ 1,977,893	\$ 2,003,694
General revenues	83,775	55,325
Total revenues	2,061,668	2,059,019
Expenses		
General government	229,205	274,236
Physical environment	1,047,043	1,161,520
Interest on long-term debt	351,216	357,171
Total expenses	1,627,464	1,792,927
Change in net position	434,204	266,092
Net position - beginning of year	24,439,979	24,173,887
Net position - end of year	\$24,874,183	\$24,439,979

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$1,627,464, which consisted of interest on long-term debt and costs associated with general expenditures and constructing and maintaining certain capital improvements of the District. The costs of the District's activities were funded by developer contributions and special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$35,614,345 invested in capital assets and construction in process. Construction in process has not completed as of September 30, 2024 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$11,748,767 in lease liability and Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2025, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Hidden Creek Community Development District's Finance Department at 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2024

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	\$ 288,508
Accounts receivable	2,164
Assessments receivable	9,458
Deposits	51,010
Due from developer	17,928
Prepaid items	6,550
Restricted assets:	
Investments	885,424
Assessments receivable	5,401
Capital assets:	
Non-depreciable	32,442,067
Right to use lease - lighting	3,172,278
TOTAL ASSETS	\$ 36,880,788
LIABILITIES	
Accounts payable and accrued expenses	\$ 48,996
Accrued interest payable	208,842
Bonds and leases payable, due within one year	331,659
Bonds and leases payable, due in more than one year	11,417,108
TOTAL LIABILITIES	12,006,605
NET POSITION	
Net investment in capital assets	23,865,578
Restricted for:	
Debt service	679,555
Capital projects	(3,017)
Unrestricted	332,067
TOTAL NET POSITION	\$ 24,874,183

The accompanying notes are an integral part of this financial statement

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Contributions	Governmental Activities
Governmental activities				
General government	\$ 229,205	\$ 229,205	\$ 123,743	\$ 123,743
Physical environment	1,047,043	935,951	19	(111,073)
Interest on long-term debt	351,216	688,975	-	337,759
Total governmental activities	<u>\$ 1,627,464</u>	<u>\$ 1,854,131</u>	<u>\$ 123,762</u>	<u>350,429</u>
General revenues:				
Investment earnings				42,708
Miscellaneous income				<u>41,067</u>
Total general revenues				<u>83,775</u>
Change in net position				<u>434,204</u>
Net position - October 1, 2023				<u>24,439,979</u>
Net position - September 30, 2024				<u>\$ 24,874,183</u>

The accompanying notes are an integral part of this financial statement

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**BALANCE SHEET – GOVERNMENTAL FUNDS**

September 30, 2024

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<u>ASSETS</u>				
Cash and cash equivalents	\$ 288,508	\$ -	\$ -	\$ 288,508
Accounts receivable	2,164	-	-	2,164
Assessments receivable	9,458	-	-	9,458
Due from other funds	5,445	-	-	5,445
Deposits	51,010	-	-	51,010
Due from developer	17,928	-	-	17,928
Prepaid items	6,550	-	-	6,550
Restricted assets:				
Investments	-	882,996	2,428	885,424
Assessments receivable	-	5,401	-	5,401
TOTAL ASSETS	<u>\$ 381,063</u>	<u>\$ 888,397</u>	<u>\$ 2,428</u>	<u>\$ 1,271,888</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 48,996	\$ -	\$ -	\$ 48,996
Due to other funds	-	-	5,445	5,445
TOTAL LIABILITIES	<u>48,996</u>	<u>-</u>	<u>5,445</u>	<u>54,441</u>
FUND BALANCES				
Nonspendable:				
Deposits and prepaid items	57,560	-	-	57,560
Restricted for:				
Debt service	-	888,397	-	888,397
Capital projects	-	-	(3,017)	(3,017)
Unassigned	<u>274,507</u>	<u>-</u>	<u>-</u>	<u>274,507</u>
TOTAL FUND BALANCES	<u>332,067</u>	<u>888,397</u>	<u>(3,017)</u>	<u>1,217,447</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 381,063</u>	<u>\$ 888,397</u>	<u>\$ 2,428</u>	<u>\$ 1,271,888</u>

The accompanying notes are an integral part of this financial statement

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances in the Balance Sheet	\$ 1,217,447
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	35,614,345
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(208,842)
Original issue discount	262,421
Lease liability	(3,306,188)
Governmental bonds payable	(8,705,000)
Net Position of Governmental Activities	<u><u>\$ 24,874,183</u></u>

The accompanying notes are an integral part of this financial statement

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2024

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
REVENUES				
Developer contributions	\$ 123,743	\$ -	\$ 19	\$ 123,762
Special assessments	1,165,156	688,975	-	1,854,131
Miscellaneous revenue	41,067	-	-	41,067
Investment earnings	-	41,456	1,252	42,708
TOTAL REVENUES	<u>1,329,966</u>	<u>730,431</u>	<u>1,271</u>	<u>2,061,668</u>
EXPENDITURES				
General government	229,205	-	-	229,205
Physical environment	860,670	-	-	860,670
Capital outlay	-	-	166,747	166,747
Debt				
Principal	-	185,000	-	185,000
Interest expense	-	506,881	-	506,881
TOTAL EXPENDITURES	<u>1,089,875</u>	<u>691,881</u>	<u>166,747</u>	<u>1,948,503</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	240,091	38,550	(165,476)	113,165
OTHER SOURCES (USES)				
Transfers in (out)	-	(144,718)	144,718	-
TOTAL OTHER SOURCES (USES)	<u>-</u>	<u>(144,718)</u>	<u>144,718</u>	<u>-</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	240,091	(106,168)	(20,758)	113,165
FUND BALANCE				
Beginning of year	<u>91,976</u>	<u>994,565</u>	<u>17,741</u>	<u>1,104,282</u>
End of year	<u>\$ 332,067</u>	<u>\$ 888,397</u>	<u>\$ (3,017)</u>	<u>\$ 1,217,447</u>

The accompanying notes are an integral part of this financial statement

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ 113,165
Amount reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:	
Capital outlay	166,747
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Reduction of long term lease liability	155,718
Payments on long-term debt	185,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provision for depreciation	(186,373)
Change in accrued interest payable	3,847
Provision for amortization of bond premium	(3,900)
Change in Net Position of Governmental Activities	<u>\$ 434,204</u>

The accompanying notes are an integral part of this financial statement

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Hidden Creek Community Development District ("District") was created on July 23, 2013 by the Board of County Commissioners of Hillsborough County, Florida Ordinance No. 13-21 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. Effective August 15, 2014 and in accordance with Section 190.0485, Florida Statutes, Westlake Village Community Development District merged with Hidden Creek Community Development District, with Hidden Creek Community Development District being the surviving District. The District consists of approximately 223 acres located in unincorporated Hillsborough County, Florida. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements	10 - 20
Infrastructure	20 - 40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources (continued)

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments

The District's investments were held as follows at September 30, 2024:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First American Treasury Obligation CL Y	\$ 885,424	S&P AAAM	Weighted average of the fund portfolio: 31 days
Total Investments	<u>\$ 885,424</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs – other than quotes market prices – are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE E – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

Interfund receivables and payables for the fiscal year ended September 30, 2024 were as follows:

<u>Fund</u>	<u>Receivable</u>	<u>Payable</u>
General	\$ 5,445	\$ -
Capital projects	-	5,445
Total	<u>\$ 5,445</u>	<u>\$ 5,445</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and capital projects fund relate to a request from the Board. Subsequent to year end, the District started transferring the funds back.

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

<u>Fund</u>	<u>Transfer In</u>	<u>Transfer Out</u>
Debt service	\$ 144,700	\$ -
Capital projects	-	144,700
Total	<u>\$ 144,700</u>	<u>\$ 144,700</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with Bond Indentures.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE F – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Balance 10/01/2023	Increases	Decreases	Balance 09/30/2024
Governmental activities:				
Capital assets, not being depreciated:				
Construction in progress	\$ 32,275,318	\$ 166,749	\$ -	\$ 32,442,067
Total capital assets, not being depreciated	32,275,318	166,749	-	32,442,067
Capital assets, being depreciated				
RTU - lighting lease	3,727,467	-	-	3,727,467
Total capital assets, being depreciated	3,727,467	-	-	3,727,467
Less accumulated depreciation for:				
RTU - lighting lease	368,816	186,373	-	555,189
Total accumulated depreciation	368,816	186,373	-	555,189
Total capital assets, being depreciated - net	3,358,651	(186,373)	-	3,172,278
Governmental activities capital assets - net	\$ 35,633,969	\$ (19,624)	\$ -	\$ 35,614,345

Depreciation expense in the amount of \$186,373 was charged to physical environment.

NOTE G - LEASES

The District leases solar lighting. The District recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. The interest rate on the lease is based on the District's incremental borrowing rate of 3.75%.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE G - LEASES (CONTINUED)

The details of these leases are listed below:

Describe	Date	Payment Terms	Monthly Payment Amount	Interest Rate	Total Lease Liability	Balance 09/30/2024
Lease 1	4/2/2019	20 Years	\$ 9,000	3.75%	\$1,388,672	\$1,215,549
Lease 2	3/12/2020	20 Years	1,150	3.75%	183,910	162,535
Lease 3	3/25/2020	20 Years	10,150	3.75%	1,623,201	1,434,544
Lease 4	1/11/2022	20 Years	1,300	3.75%	214,963	199,229
Lease 5	1/11/2022	20 Years	1,150	3.75%	190,159	176,241
Lease 6	7/14/2022	20 Years	350	3.75%	58,885	54,728
Lease 7	11/29/2022	20 Years	400	3.75%	67,677	63,363
			<u>\$ 23,500</u>		<u>\$3,727,467</u>	<u>\$3,306,188</u>

The annual requirements to amortize the principal and interest of the lease liability as of September 30, 2024 are as follows:

September 30,	Principal	Interest	Total
2025	\$ 161,659	\$ 120,341	\$ 282,000
2026	167,826	114,174	282,000
2027	174,229	107,771	282,000
2028	180,876	101,124	282,000
2029	187,777	94,223	282,000
2030-2034	1,051,969	358,031	1,410,000
2035-2039	1,223,122	141,878	1,365,000
2040-2043	158,730	4,770	163,500
	<u>\$ 3,306,188</u>	<u>\$ 1,042,312</u>	<u>\$ 4,348,500</u>

NOTE H – LONG-TERM LIABILITIES

\$5,195,000 Capital Improvement Revenue Bonds, Series 2016A-1 (Assessment Area One) –

On December 13, 2016, the District issued \$5,195,000 in Capital Improvement Revenue Bonds, Series 2016A-1 (Assessment Area One). The Bonds are payable in annual principal installments through November 2047. The Bonds bear interest ranging from 6.0% to 6.25% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2018.

\$4,310,000 Capital Improvement Revenue Bonds, Series 2019A-1 (Assessment Area Three) –

On March 4, 2019, the District issued \$4,310,000 in Capital Improvement Revenue Bonds, Series 2019A-1 (Assessment Area Three). The Bonds are payable in annual principal installments through November 2049. The Bonds bear interest ranging from 4.125% to 5.375% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2020.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE H – LONG-TERM LIABILITIES (CONTINUED)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2024.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2024:

	Balance 10/01/2023	Additions	Deletions	Balance 09/30/2024	Due Within One Year
Lease liability	\$ 3,461,906	\$ -	\$ 155,718	\$ 3,306,188	\$ 161,659
Capital Improvement Revenue Bonds, Series 2016A-1 (Assessment Area One)	4,790,000	-	85,000	4,705,000	90,000
Capital Improvement Revenue Bonds, Series 2019-1 (Assessment Area Three)	4,100,000	-	100,000	4,000,000	80,000
	12,351,906	-	340,718	12,011,188	331,659
Unamortized bond discount	(266,321)	-	(3,900)	(262,421)	-
	<u>\$ 12,085,585</u>	<u>\$ -</u>	<u>\$ 336,818</u>	<u>\$ 11,748,767</u>	<u>\$ 331,659</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

September 30,	Principal	Interest	Total
2025	\$ 170,000	\$ 497,806	\$ 667,806
2026	175,000	488,650	663,650
2027	185,000	478,963	663,963
2028	200,000	468,463	668,463
2029	210,000	457,269	667,269
2030-2034	1,225,000	2,091,357	3,316,357
2035-2039	1,625,000	1,679,907	3,304,907
2040-2044	2,155,000	1,131,806	3,286,806
2045-2049	2,490,000	407,749	2,897,749
2050	270,000	7,256	277,256
	<u>\$ 8,705,000</u>	<u>\$ 7,709,224</u>	<u>\$ 16,414,224</u>

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE I – DEVELOPER CONTRIBUTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$123,743, which includes a receivable of \$17,928 as of September 30, 2024.

The Developer owns a portion of land within the District; therefore, assessment revenues in the debt service funds include the assessments levied on those lots owned by the Developer.

NOTE J - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE K - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE L – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2024

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES				
Developer contributions	\$ -	\$ 146,154	\$ 123,743	\$ (22,411)
Special assessments	1,151,775	1,167,555	1,165,156	(2,399)
Miscellaneous revenue	18,000	40,819	41,067	-
TOTAL REVENUES	<u>1,169,775</u>	<u>1,354,528</u>	<u>1,329,966</u>	<u>(24,810)</u>
EXPENDITURES				
Current				
General government	165,591	144,885	229,205	(84,320)
Physical environment	<u>1,004,184</u>	<u>1,209,643</u>	<u>860,670</u>	<u>348,973</u>
TOTAL EXPENDITURES	<u>1,169,775</u>	<u>1,354,528</u>	<u>1,089,875</u>	<u>264,653</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ -</u>	<u>\$ -</u>	240,091	<u>\$ 240,091</u>
FUND BALANCES				
Beginning of year			<u>91,976</u>	
End of year			<u>\$ 332,067</u>	

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Directors
Hidden Creek Community Development District
Hillsborough County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Hidden Creek Community Development District, as of September 30, 2024 and for the year ended September 30, 2024, which collectively comprise the Hidden Creek Community Development District's basic financial statements and have issued our report thereon dated June 27, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 27, 2025

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors
Hidden Creek Community Development District
Hillsborough County, Florida

We have examined Hidden Creek Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hidden Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 27, 2025

Management Letter

To the Board of Supervisors
Hidden Creek Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of the Hidden Creek Community Development District ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 27, 2025.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated June 27, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Hidden Creek Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 4.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as N/A.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$2,800.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as N/A.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District amended its final adopted budget under Section 189.016(6), Florida Statutes, as included on page 28.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Hidden Creek Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$1,403 to \$2,987 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$1,854,131.
- c. The total amount of outstanding bonds issued by the district as \$8,705,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 27, 2025

EXHIBIT 9

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, July 14, 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. Bruce called the meeting to order at 6:42 p.m. and conducted roll call.

9 Present and constituting a quorum were:

10 Michael Lawson	Board Supervisor, Chairman
11 Samantha Coddling	Board Supervisor, Vice Chairman
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 Kerri Robertson (via Zoom)	Director of Treasury & Finance, Kai
17 Elizabeth Moore (via Zoom)	Financial Strategy & Budget Manager, Kai
18 Adriana Urbina	Community Director, Kai
19 Vasili Kostakis (via Zoom)	District Engineer
20 Israel Vega	Florida Commercial Care
21 Vasili Kostakis	District Engineer
22 Michael Broadus (via Zoom)	District Counsel

23 *The following is a summary of the discussions and actions taken at the July 14, 2025 Hidden Creek CDD*
24 *Board of Supervisors Regular Meeting.*

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

27 There were ten audience members present, twelve were on Zoom.

28 Residents raised questions and concerns regarding the budget, Mr. Lawson clarified the reasoning
29 behind the budget allocations. There was also discussion on whether there is a maintenance person
30 on-site to handle handy-man jobs in the community.

31 Residents also expressed concerns varying opinions on the proposed tot lot location. Staff were
32 urged to explore converting a dog park into a tot lot.

33 A resident asked for clarification in Resolution 2025-08

34 Residents raised concerns about realtors placing "open house" signs along Lagoon Shore Blvd and
35 received clarification that signage not allowed on district-owned rights-of-way without permission.

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

37 A. Exhibit 1: Consideration for Adoption - Resolution 2025-08, Designating Officers

38 On a MOTION by Mr. Lawson, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board adopted 39 Resolution 2025-08, Designating Officers , for the Hidden Creek Community Development District.

40 B. Discussion of Tot Lot

41 ➤ Exhibit 2: Survey

➤ Exhibit 3: Comments

On a MOTION by Ms. Coddington, SECONDED by Mr. Lawson, WITH ALL IN FAVOR, the Board **approved exploring alternative locations for the tot lot**, for the Hidden Creek Community Development District.

C. Exhibit 4: Discussion of Streetleaf Scheduled Increase Rate

Mr. Broadus explained that Streetleaf's contract allows annual price increases starting 365 days after each installation, either based on an index or capped at 3%. If the contractor skips an increase one year, they retain the right to apply that missed increase in a future year. This means skipped increases can accumulate and be applied later. Each contract has its own schedule, tied to its installation date. A price increase effective May 1, 2025, could reflect all missed increases since the original 2019 contract. However, once an increase is taken (like in 2025), future increases must be calculated from that new base price, not retroactively from the original installation.

D. Exhibit 5: Discussion of Property Boundaries at Medley Entrances

The Board confirmed the area around the Medley entrances falls within Medley's responsibility, not the CDD.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 6: Consideration for Acceptance – The Unaudited May 2025 Financials

➤ Exhibit 7: The Negative Variance Report for May 2025

B. Exhibit 8: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held Jun 9, 2025

C. Ratification of Proposals

➤ Exhibit 9: Florida Commercial Care – Palm Tree Stakes Kits Removal - \$1,299.77

➤ Exhibit 10: Florida Commercial Care – Dead Palm Tree Removal - \$2,773.00

➤ Exhibit 11: Gate Pros – Gate Strike Repair - \$550.00

Ms. Bruce confirmed the gate maintenance work approved in April hasn't started yet due to the vendor's project manager passing away in May. The company plans to begin this month. The board also requested a detailed explanation of the contract scope and reports.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **approved the Consent Agenda Items A-C**, for the Hidden Creek Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

Mr. Broadus reminded the board of the required 4-hour ethics training on July 24 at 6 PM, covering Sunshine Law and public records. Ms. Cassels expressed the need for additional training on CDD-specific topics like budgeting. Mr. Broadus explained the ethics session is tailored for CDDs but suggested a follow-up session could be arranged to cover any remaining topics.

B. District Engineer

Mr. Kostakis shared that Theissen Brothers completed their on-site inspection of the entrance fountain and will send a proposal. Two more proposals are also expected from Pool Works and Cooper Pools.

C. Kai Field Staff

➤ Exhibit 12: Florida Commercial Care - Irrigation Report

➤ Consideration of Proposals

- Exhibit 13: Florida Commercial Care - Dog Park Controller - \$2,980.79

Supervisors discussed the possibility of instituting an interlocal agreement between Hidden Creek and Southshore Bay CDDs to address cost-sharing on dog parks, tot lot and entrance fountain.

- Exhibit 14: Florida Commercial Care - Valve Replacement and Main Line Repair - \$3,627.72

a. Exhibit 15: Photos

- Exhibit 16: Florida Commercial Care - Hardwood Tree Trimming in Common Areas - \$32,125.50

Board has asked staff to obtain more proposals for this.

- Exhibit 17: Florida Commercial Care - Palm Tree Trimming - \$19,045.00

Board has asked for clarification from the vendor on number and pricing of palm trimming, but agreed that palm tree trimming is needed in the community.

- Exhibit 18: Florida Commercial Care - Dead Palm Tree Removal - \$4,950.00

Board has asked staff to obtain more proposals for this.

- Exhibit 19: Florida Commercial Care - Bismark Palm Tree Treatment - \$2,850.00 per application, 2 applications needed

- Exhibit 20: Steadfast – Pond 4 Fountain Repair - \$4,861.04

On a MOTION by Mr. Lawson, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board **approved Proposals from Florida Commercial Care for Dog Park Controller, Valve Replacement and Main Line Repair, Bismark Palm Tree Treatment and Pond 4 Fountain Repair in the amount of \$2,980.79, \$3,627.72, \$2,850.00 per application, 2 applications needed and \$4,861.04 respectively**, for the Hidden Creek Community Development District.

D. District Manager

➤ Ethics Training Workshop - July 24, 2025

Ms. Bruce stated the announcement was published Friday, and the agenda with the link will be posted on the website.

SIXTH ORDER OF BUSINESS – Supervisors Requests

Ms. Cassels emphasized that FCC must prevent grass clippings from being shot into ponds by the mowers or the CDD will look to go to RFP. Mr. Vega agreed to have his teams turn the mowers so that the grass blows back toward the homes rather than into ponds. Ms. Cassels requested pedestrian signs near mailboxes at Lagoon Shore and Avid Reach and asked about roundabout signage. Ms.

Bruce noted that Hillsborough County confirmed that the community can put up signs for the roundabouts. Also, Ms. Cassels asked about bids for road marking.

Ms. Cassels raised concerns about missing pedestrian signs near mailboxes at Avid Reef and Lagoon Shore. Ms. Bruce noted no update yet but said the County views the roundabout as private and provided sign options; the District Engineer will help decide next steps. Also, Ms. Cassels inquired about street markings. Ms. Bruce responded that the Field Services Manager is gathering bids, and they are awaiting responses.

Ms. Cassels expressed frustration over the Hidden Creek gate being open since June with no resident updates. Ms. Bruce said the issue is ongoing and a vendor meeting is pending. Ms. Cassels stressed the need for better, timely updates.

Ms. Codding asked for updates on several community issues, including gate strobes and dog waste stations that were approved at earlier Board meetings. Ms. Bruce reported that she is awaiting confirmation from field staff regarding both issues. Ms. Codding also expressed concerns about the JCS roving patrols, as residents have rarely seen them; Ms. Bruce shared that she receives daily reports showing patrol activity at various times and locations. Lastly, Ms. Codding asked about permanent holiday lights, and Ms. Bruce confirmed that this item has been included in the budget and will be addressed. It was requested to have proposals for permanent installation of LED lights.

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

Residents brought up concerns about mowing around ponds, replacement of dead annuals, painting of finials along fencing, communications around gate repairs, water usage, missing trees, entrance fountains and guard shack maintenance. There was also a question regarding cost-sharing with the lagoon on road upkeep.

EIGHTH ORDER OF BUSINESS – Discussion on FY 2025-2026 Budget

There was discussion on leasing streetlights and the information provided by the Chair is that most CDDs lease streetlights rather than purchasing. Discussants also discussed the current landscape contract with FCC and the security cost-sharing between the lagoon and the CDD. There was also discussion of potentially adding hardwood trimming line items to the budget while reducing another line item. There is a gate clicker line in the budget that could be used for other purposes, since residents are meant to purchase these directly. Staff were instructed to determine if builders are asking residents to pay for these even though previously purchased by the CDD. Staff was also asked to review what meters are reflected in the budget line for water usage. This could also be an area for cost-savings. Additionally, there was a question as to why ponds 7,8 and 9 are not included in the Steadfast contract. Staff was asked to follow up and provide a response. Lastly, it was asked whether sidewalk repairs are being considered, noting visible damage and the lack of a specific budget line. The Chair confirmed there's no dedicated sidewalk repair item but said contingency funds may be used. Staff will follow up.

NINTH ORDER OF BUSINESS – Adjournment

Ms. Bruce asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Cassels made a motion to adjourn the meeting.

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

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

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

Signature

Signature

Printed Name

Printed Name

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

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 10

AGENDA

SWORN STATEMENT

ISSUED
October 1, 2024

IN

POLICY NUMBER
100124214

EXPIRES
October 1, 2025

PROOF OF LOSS

CLAIM NUMBER
009.023748.MI

TO THE

AGENCY AT
Per Policy

FLORIDA INSURANCE ALLIANCE

At time of loss, by the above indicated policy of insurance you insured
Hidden Creek Community Development District located in Wimauma, FL 33598

Against loss by All Risks of Direct Physical Loss or Damage, Per Policy Conditions, to the property described; according to the terms and conditions of the said policy and all forms, endorsements, transfers and assignments attached thereto.

TIME AND A Wind loss occurred about the hour of 12:00 o'clock AM,
ORIGIN on the 9th day of October, 2024. The cause and origin of the said loss were:
Wind damages due to Hurricane Milton as outlined in McLarens adjustment.

OCCUPANCY The building described, or containing the property described, was occupied at the time of the loss as follows, and for no other purpose whatever: as business purposes of the insured's.

TITLE AND At the time of the loss the interest of your insured in the property described therein was Owner.
INTEREST No other person or persons had any interest therein or incumbrance thereon, except: None.

CHANGES Since the said policy was issued there has been no assignment thereof, or change of interest, use, occupancy, possession, location or exposure of the property described, except: None.

TOTAL THE TOTAL AMOUNT OF INSURANCE upon the property described by this policy was, at the time of the loss: Per Policy.
INSURANCE as more particularly specified in the apportionment attached under Policy # 100124214 besides which there was no policy or other contract of insurance, written or oral, valid or invalid.

VALUE THE ACTUAL CASH VALUE of said property at the time of the loss was Not Determined

LOSS THE WHOLE LOSS AND DAMAGE was \$ 110,385.72

AMOUNT THE AMOUNT CLAIMED under the above Policy Number is
CLAIMED: (Loss Line less \$10,000.00 Minimum Storm Deductible) \$ 100,385.72

SPECIAL CONDITIONS: Net Claim Amount

The said loss did not originate by any act, design or procurement on the part of your insured, or this affiant; nothing has been done by or with the privity or consent of your insured or this affiant, to violate the conditions of the policy, or render it void; no articles are mentioned herein or in annexed schedules but such as were destroyed or damaged at the time of said loss; no property saved has in any manner been concealed, and no attempt to deceive the said company, as to the extent of said loss, has in any manner been made. Any other information that may be required will be furnished and considered a part of this proof.

The furnishing of this blank or the preparation of proofs by a representative of the above insurance company is not a waiver of any of its rights.

State of Florida

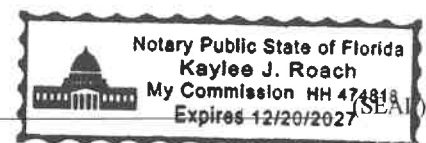
County of Hillsborough

Hidden Creek con Insured

Subscribed and sworn to before me this 15 day of July, 2025.

Kaylee Roach Notary Public

State of Florida My Commission Expires: 12/20/2027



Pursuant to § 817.234, Florida Statutes, any person who, with the intent to injure, defraud, or deceive any insurer or insured, prepares, presents, or causes to be presented a proof of loss or estimate of cost or repair of damaged property in support of a claim under an insurance policy knowing that the proof of loss or estimate of claim or repairs contains any false, incomplete, or misleading information concerning any fact or thing material to the claim commits a felony of the third degree, punishable as provided in § 775.082, § 775.083, or § 775.084, Florida Statutes.

EXHIBIT 11

AGENDA

Consideration: \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT (the “**Agreement**”) is made as of the 26th day of June, 2025, by **HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes, whose mailing address is c/o Kai 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607, (the “**District**” or “**Grantor**”), **DUNE FL LAND I SUB LLC**, a Delaware limited liability company whose address is 2502 N. Rocky Point Drive, Suite 1050 Tampa, Florida 33607 (“**Dune**”), and **SOUTHSHORE BAY CLUB, LLC**, a Florida limited liability company whose address is 2502 N. Rocky Point Drive, Suite 1050 Tampa, Florida 33607 (“**Southshore**”). (Dune and Southshore, together with their successors and assigns, shall collectively be referred to as the “**Grantee**”).

A. Grantor is the owner of that certain real property situated in Hillsborough County, Florida and more particularly described on **Composite Exhibit “A”** attached hereto (the “**Drainage Easement Area**”), which contains drainage ponds and ancillary drainage infrastructure (“**Grantor’s Drainage Facilities**”).

B. Dune is the owner of that certain real property situated in Hillsborough County, Florida and more particularly described on **Exhibit “B”** attached hereto (“**Dune’s Property**”).

C. Southshore is the owner of that certain real property situated in Hillsborough County, Florida and more particularly described on **Exhibit “C”** attached hereto (“**Southshore’s Property**” and together with Dune’s Property, “**Grantee’s Property**”).

D. Grantee desires, and Grantor is willing to grant to Grantee, a perpetual, non-exclusive easement for surface water runoff, drainage detention and attenuation over, across, upon, and through the Drainage Easement Area, for the benefit of Grantee’s Property, as more particularly set forth herein.

NOW, THEREFORE, for Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. **Recitals; Exhibits.** The above recitals are true and correct and, together with all Exhibits attached hereto, are incorporated herein by this reference.

2. Grant of Easement. Subject to the terms and conditions set forth in this Agreement, Grantor, on behalf of itself and its successors and assigns, hereby grants to Grantee, for the benefit of, and appurtenant to Grantee's Property, a perpetual, non-exclusive easement ("**Easement**") over, across, upon, and through the Drainage Easement Area for the purposes of surface water runoff, drainage detention and attenuation from Grantee's Property. Grantor reserves and retains all rights to use the Drainage Easement Area for any purpose which does not unreasonably interfere with Grantee's use of the Easement.

3. Grantee's Responsibilities. Grantee, at its sole cost and expense, shall be responsible for servicing, maintaining, repairing, and replacing all stormwater and drainage lines and facilities situated within Grantee's Property that are connected to Grantor's Drainage Facilities. Grantee's use of the Easement shall not interfere with the Grantor's use of the Drainage Easement Area.

4. Compliance with Law. Grantee shall observe and comply with all District rules and policies, which may be adopted and amended from time to time and shall observe and comply with all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. The Grantee will be responsible for any fines or penalties assessed against the District as a result of the Grantee's actions.

5. Damage to the Drainage Easement Area. In the event that Grantee causes damage to the Drainage Easement Area, Grantee shall promptly reimburse the District for the cost of restoration to, as nearly practical, the original condition of the Drainage Easement Area.

6. Indemnification. Grantee shall indemnify, defend, and hold harmless Grantor, and Grantor's partners, affiliates, employees, contractors, agents, successors and assigns, from and against any and all claims, actions, suits, liability, damages, penalties, fines, costs and expenses, whether personal injury, property damage, liens arising in connection with, or in any way related to the use and exercise of, the easement rights granted hereby and/or the acts or omissions of Grantee or the Grantee's parties. Further, Grantee acknowledges and hereby assumes any and all risks incident to the use of the Drainage Easement Area not arising from Grantor's gross negligence or willful misconduct. In addition, except to the extent arising from Grantor's gross negligence or willful misconduct, Grantee shall defend, indemnify and hold Grantor harmless from any claim, demand, lawsuit or cause arising from death or injury to any person or loss, damages or injury to any property directly caused by, arising from, or otherwise growing out of or resulting directly from Grantee's use of the Drainage Easement Area, including costs, attorney's fees (at trial or on appeal) and all other reasonable expenses incurred in defending any such claim.

7. Limitation on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

8. “As Is” Grant. The Drainage Easement Area is delivered to and accepted by Grantee in its “AS IS” condition and without any warranty or representation, express or implied by Grantor, as to the title thereto or condition or suitability for Grantee’s purposes whatsoever, and subject to all pre-existing easements, covenants, restrictions and other matters of record.

9. Covenants Running With the Land; Binding Effect. The Easement and the other covenants of the parties set forth in this Agreement shall be deemed appurtenant and a benefit to the Grantee’s Property, and a burden against the Drainage Easement Area, and shall constitute covenants running with the land, binding upon, and inuring to the benefit of the respective successors and assigns of the parties. Prior to any conveyance of the Grantee’s Property, Grantee shall deliver a copy of this Agreement to any proposed successor in title. In addition, Grantee shall transmit the contact information of any successor in title to the Grantee’s Property to the District within thirty days of the conveyance.

10. No Third Party Beneficiaries; No Public Dedication. This Agreement is for the benefit of the parties hereto only, and may not be relied upon, or enforced by any third parties not specifically named as parties to this Agreement. Nothing in this Agreement shall constitute a dedication to the public or any governmental agency, and no member of the public or any governmental agency shall have any rights hereunder.

11. No Waiver. No waiver of any provision hereof, obligation of any party hereto, or breach or default of any party hereto, shall be implied or deemed effective against the party entitled to the benefit of such provision, satisfaction of such obligation, or performance, unless such waiver is specifically set forth in writing signed by the party benefited thereby, or entitled thereto or the enforcement thereof. No single waiver shall constitute a continuing waiver or a waiver of any subsequent or differing obligation, performance, breach, default, right of enforcement, or otherwise.

12. Entire Agreement; Amendment. This Agreement sets forth the entire agreement of the parties with respect to the specific subject matter hereof, and supersedes all prior agreements as to the Easement, and may not be modified, except in writing, executed by both parties hereto, or their respective successors or assigns, and recorded in the Public Records of Hillsborough County, Florida.

13. Severability. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

14. Attorneys’ Fees. In the event of any litigation between the parties arising out of this Agreement, the prevailing party shall be entitled to recover all costs incurred, including without limitation reasonable attorneys’ and paralegals’ fees and costs, whether such fees and costs are incurred at trial, on appeal or in any bankruptcy or post-judgment proceeding.

15. No Violation of Bond Covenants; No Impact on Public Facility. Nothing contained in this Agreement shall operate to violate any of the covenants set forth in any document related to the District's issuance of tax-exempt bonds (the "**Bond Documents**"). In the event any or all of the obligations contained in this Agreement would constitute a violation of the District's bond covenants, trust indenture, or other Bond Documents, as may be supplemented from time to time, the parties agree to negotiate revisions to this Agreement to avoid such violations while maintaining the parties' intent in entering into this Agreement.

16. Notices. All notices, requests, and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, certified/registered mail, or overnight delivery services, to the parties at the address listed above. Either party may notify the other party of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees listed above. If the Grantee has any concerns regarding the Drainage Easement Area, they shall notify the District. The District shall provide reasonable notice in the event that District maintenance or repairs in or near the Drainage Easement Area would prevent Grantee's use of the Drainage Easement Area.

17. Public Records. The Grantee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. As such, the parties shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.

IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE GRANTEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 565-4663, OR BY EMAIL AT RECORDS@HIKAI.COM, OR BY REGULAR MAIL AT 2502 N. ROCKY POINT DRIVE, SUITE 1000, TAMPA, FLORIDA 33607.

18. Governing Law; Venue. This Agreement shall be governed in accordance with Florida law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in Hillsborough County, Florida.

19. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the Grantor and the Grantee, both the Grantor and Grantee have complied with all requirements of law, and both the Grantor and Grantee have full power and authority to comply with the terms and provisions of this Agreement.

20. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.

(Remainder of this page intentionally left blank)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year set forth above.

Witnesses

Courtney Mattem
Name: Courtney Mattem
Address: 2502 N. Rocky Point Dr.
Ste 1000, Tampa, FL 33607

Brittany Crutchfield
Name: Brittany Crutchfield
Address: 2502 N. Rocky Point Drive
Ste 1000, Tampa, FL 33607

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

[Signature]
Name: Michael Lawson
Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on this 26 day of June, 2025, by Michael Lawson, as Chair of the Board of Supervisors of the Hidden Creek Community Development District, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Signature]
Notary Public Signature



BRITTANY CRUTCHFIELD
Commission # HH 513171
Expires June 15, 2028

Notary Stamp

Signed, Sealed and Delivered in the
Presence of:

DUNE FL LAND I SUB LLC, a Delaware
limited liability company

Courtney Mattern
Name: Courtney Mattern
Address: 2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

By: [Signature]
John M. Ryan
Manager

Brittany Crutchfield
Name: Brittany Crutchfield
Address: 2502 N. Rocky Point Dr
Suite 1000, Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 26 day of June, 2025, by John M. Ryan, as Manager of
Dune FL Land I Sub LLC, a Delaware limited liability company, on behalf of the company, who
is ☒ personally known to me or ☐ has produced _____ as
identification.

[Signature]
Notary Public Signature



BRITTANY CRUTCHFIELD
Commission # HH 513171
Expires June 15, 2028

Notary Stamp

Signed, Sealed and Delivered in the
Presence of:

Courtney Mattern
Name: Courtney Mattern
Address: 2502 N. Rocky Point Dr.
Ste. 1000, Tampa, FL 33607

SOUTHSHORE BAY CLUB, LLC, a Florida
limited liability company

By: [Signature]
John M. Ryan
Manager

Brittany Crutchfield
Name: Brittany Crutchfield
Address: 2502 N. Rocky Point Drive
Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 26 day of June, 2025, by John M. Ryan, as Manager of
Southshore Bay Club, LLC, a Florida limited liability company, on behalf of the company, who
is ☒ personally known to me or ☐ has produced _____ as
identification.

[Signature]
Notary Public Signature



BRITTANY CRUTCHFIELD
Commission # HH 513171
Expires June 15, 2028

Notary Stamp

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

EXHIBIT "A"

LEGAL DESCRIPTION:

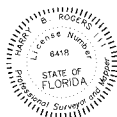
A TRACT OF LAND BEING PART OF SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 7, FOREST BROOKE PHASE 4B, AS RECORDED IN PLAT BOOK 140, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 21°45'33" WEST ALONG THE WEST BOUNDARY OF SAID PLAT, A DISTANCE OF 60.65 FEET TO THE **POINT OF BEGINNING**, THENCE CONTINUE NORTH 21°45'33" WEST ALONG WEST BOUNDARY OF SAID PLAT, A DISTANCE OF 30.43 FEET; THENCE NORTH 00°52'46" WEST CONTINUING ALONG SAID WEST BOUNDARY, A DISTANCE OF 569.88 FEET TO THE SOUTHEAST CORNER OF FOREST BROOKE PHASE 4A, AS RECORDED IN PLAT BOOK 138, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°52'46" WEST ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 277.99 FEET TO THE SOUTHEAST CORNER OF TRACT "A" OF FOREST BROOKE PHASE 3A, AS RECORDED IN PLAT BOOK 131, PAGE 235, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°52'46" WEST ALONG SAID WEST BOUNDARY LINE OF TRACT "A", A DISTANCE OF 404.53 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A" AND A POINT ON THE EAST BOUNDARY OF LOT 3, BLOCK 10 OF SAID FOREST BROOKE PHASE 3A; THENCE NORTH 00°35'03" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 23.50 FEET TO A POINT ON THE EAST BOUNDARY OF LOT 2 OF SAID BLOCK 10; THENCE NORTH 73°05'28" EAST, A DISTANCE OF 7.74 FEET A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 42°05'34"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 22.04 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°08'35", A DISTANCE OF 5.31 FEET TO THE SOUTHWEST CORNER OF TRACT "D" OF FOREST BROOKE PHASE 2A; THENCE SOUTH 54°40'23" EAST, A DISTANCE OF 26.03 FEET; THENCE NORTH 37°12'52" EAST, A DISTANCE OF 5.52 FEET; THENCE SOUTH 89°52'23" EAST, A DISTANCE OF 187.90 FEET; THENCE NORTH 89°52'54" EAST, A DISTANCE OF 157.79 FEET; THENCE NORTH 89°51'39" EAST, A DISTANCE OF 112.56 FEET; THENCE SOUTH 89°58'07" EAST, A DISTANCE OF 249.74 FEET THENCE DEPARTING TRACT "D" OF FOREST BROOKE PHASE 2A TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 86°33'58" WEST, A RADIAL DISTANCE OF 868.00 FEET THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 41°36'34", A DISTANCE OF 630.36 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 45°54'43" WEST, A DISTANCE OF 75.96 FEET; THENCE SOUTH 57°34'02" WEST, A DISTANCE OF 101.53 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 28°43'36" EAST, A RADIAL DISTANCE OF 353.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 61°16'24", A DISTANCE OF 377.51 FEET; THENCE SOUTH, A DISTANCE OF 164.91 FEET; THENCE EAST, A DISTANCE OF 121.85 FEET; THENCE SOUTH 05°43'08" EAST, A DISTANCE OF 20.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 83°28'21" EAST, A RADIAL DISTANCE OF 130.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 26°34'07", A DISTANCE OF 60.28 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°52'11" EAST, A DISTANCE OF 69.41 FEET; THENCE SOUTH 89°38'28" WEST, A DISTANCE OF 303.72 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 572,637.93 SQUARE FEET OR 13.15 ACRES, MORE OR LESS.

Harry B Rogers III

'00'04- 07:29:43 2025.07.15



Harry B. Rogers III 07/15/2025
HARRY B. ROGERS III, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6418
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL FOR DIGITAL SIGNATURE OF
A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

HAMILTON
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

2400 N FORSYTH RD
ORLANDO, FL 32807
TEL: 407.362.5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

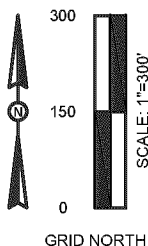
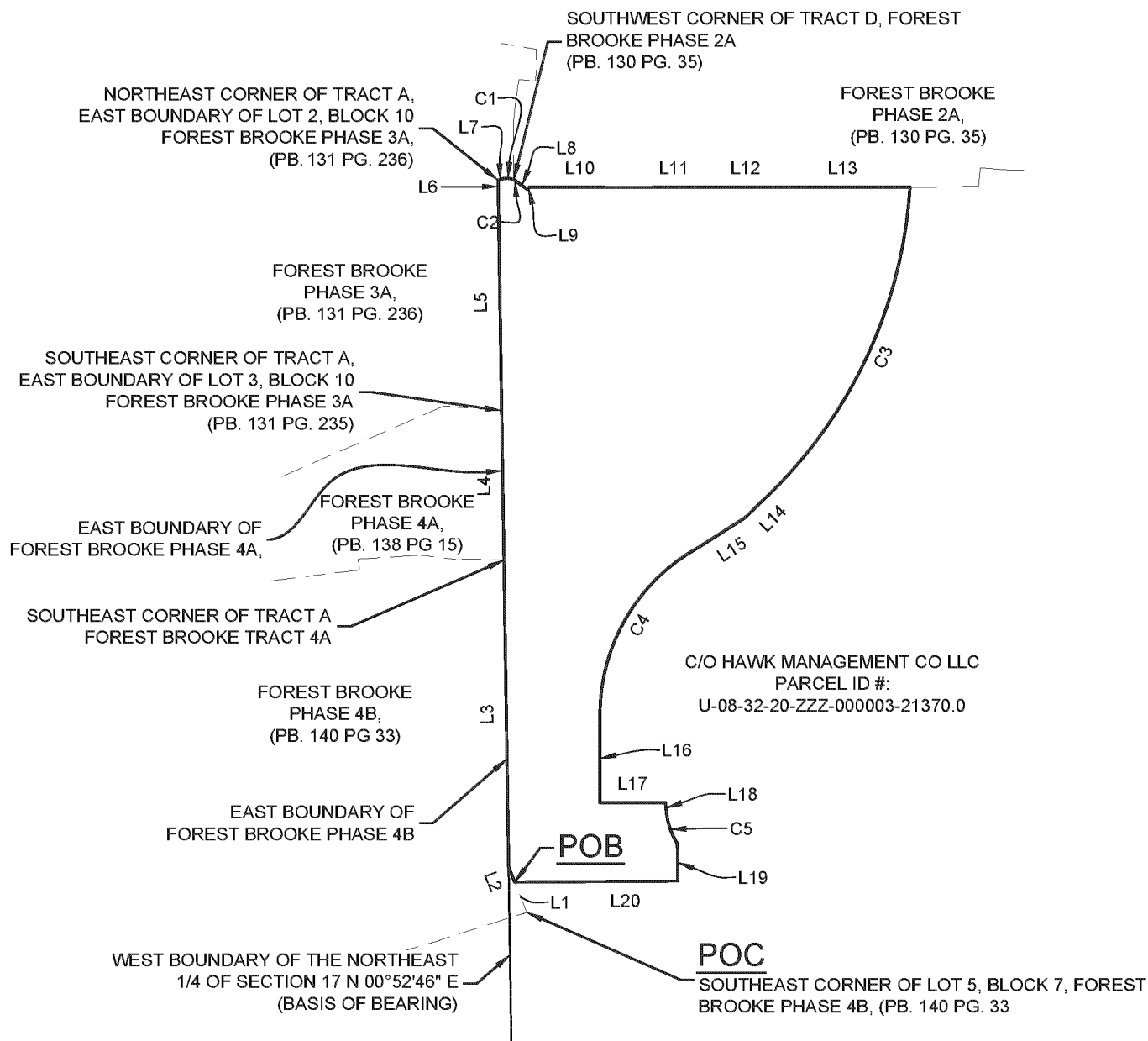
SOUTHSHORE BAY

POND H AND I CDD CONVEYANCE

Page 127 of 237

SEC TWP RNG	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
17/32S/20E	24HAM0156	CV	09/06/2024	1 OF 3

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"



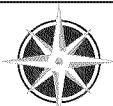
LEGEND:

LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HAVING A GRID BEARING OF N00°52'46"W.

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS



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Page 128 of 237

SEC TWP RNG
17/32S/20E

JOB NUMBER:
24HAM0156

DRAWN BY:
CV

DATE:
09/06/2024

SHEET:
2 OF 3

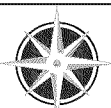
SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.65'	N 21° 45' 33" W
L2	30.43'	N 21° 45' 33" W
L3	569.88'	N 00° 52' 46" W
L4	277.99'	N 00° 52' 46" W
L5	404.53'	N 00° 52' 46" W
L6	23.50'	N 00° 35' 03" W
L7	7.74'	N 73° 05' 28" E
L8	26.03'	S 54° 40' 23" E
L9	5.52'	N 37° 12' 52" E
L10	187.90'	S 89° 52' 23" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	157.79'	N 89° 52' 54" E
L12	112.56'	N 89° 51' 39" E
L13	249.74'	S 89° 58' 07" E
L14	75.96'	S 45° 54' 43" W
L15	101.53'	S 57° 34' 02" W
L16	164.91'	S 00° 00' 00" E
L17	121.85'	N 90° 00' 00" E
L18	20.01'	S 05° 43' 08" E
L19	69.41'	S 00° 52' 11" E
L20	303.72'	S 89° 38' 28" W

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	30.00'	S 85° 51' 45" E	21.55'	22.04'	42°05'34"
C2	30.00'	S 59° 44' 41" E	5.30'	5.31'	10°08'35"
C3	868.00'	S 24° 14' 19" W	616.60'	630.36'	41°36'34"
C4	353.00'	S 30° 38' 12" W	359.77'	377.51'	61°16'24"
C5	130.00'	S 19° 48' 42" E	59.74'	60.28'	26°34'07"

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS



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SARASOTA, FL 32807
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Page 129 of 237

SEC TWP RNG
17/32S/20E

SOUTHSHORE BAY POND H AND I CDD CONVEYANCE

JOB NUMBER:
24HAM0156

DRAWN BY:
CV

DATE:
09/06/2024

SHEET:
3 OF 3

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

EXHIBIT "A"

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST OF HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT E AS RECORDED IN FOREST BROOKE PHASE 4A, PLAT BOOK 138, PAGE 15, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH, A DISTANCE OF 20.44 FEET; TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE EAST BOUNDARY OF TRACT E, FOREST BROOKE PHASE 4A, PLAT BOOK 138, PAGE 15, HILLSBOROUGH COUNTY, FLORIDA AND THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 763.00 FEET AND A CHORD WHICH BEARS NORTH 81°12'02" WEST, A DISTANCE OF 79.41 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 79.44 FEET; THENCE NORTH 84°11'00" WEST, A DISTANCE OF 129.35 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 196.00 FEET AND A CHORD WHICH BEARS NORTH 41°17'25" EAST AND A DISTANCE OF 236.44 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 253.80 FEET; TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 1,538.00 FEET AND A CHORD WHICH BEARS NORTH 00°26'02" EAST A DISTANCE OF 201.72 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 201.87 FEET; THENCE NORTH 81°29'19" EAST, A DISTANCE OF 50.16 FEET; THENCE TO A POINT OF ALONG THE EASTERN BOUNDARY OF TRACT E OF FOREST BROOKE PHASE 4A; THENCE CONTINUE NORTH 81°29'19" EAST, ALONG SAID LINE, A DISTANCE OF 108.09 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS NORTH 86°40'46" EAST, A DISTANCE 9.05 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 9.06 FEET; THENCE SOUTH 88°07'47" EAST, A DISTANCE OF 250.68 FEET; THENCE EAST, A DISTANCE OF 500.58 FEET; TO A POINT ON THE WESTERN BOUNDARY OF FOREST BROOKE COLLECTOR ROAD SECOND EXTENSION PHASE 1, AS RECORDED IN PLAT BOOK 140, PAGE 258, SAID POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY THENCE RUN ALONG THE WESTERN BOUNDARY OF SAID FOREST BROOKE COLLECTOR ROAD SECOND EXTENSION PHASE 1 THE FOLLOWING EIGHT (8) COURSES: (1) HAVING A RADIUS OF 1,087.00 FEET AND A CHORD WHICH BEARS SOUTH 46°38'14" WEST AND A DISTANCE OF 99.81 FEET THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 99.85 FEET; (2) THENCE SOUTH 49°16'07" WEST, A DISTANCE OF 359.25 FEET; (3) TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,218.00 FEET AND A CHORD WHICH BEARS SOUTH 45°54'38" WEST, A DISTANCE 142.69 FEET THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 142.77 FEET; (4) THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 53°21'32" WEST, A DISTANCE OF 52.83 FEET TO (5) A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,229.00 FEET AND A CHORD WHICH BEARS SOUTH 36°57'42" WEST AND A DISTANCE OF 135.98 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 136.05 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, (6) SOUTH 34°38'27" WEST, A DISTANCE OF 4.74 FEET THENCE DEPARTING SAID WESTERN BOUNDARY OF (7) NORTH 59°22'07" WEST, A DISTANCE OF 69.70 FEET; (8) TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 763.00 FEET AND A CHORD WHICH BEARS NORTH 68°47'35" WEST, A DISTANCE 249.88 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 251.01 FEET; TO THE POINT OF BEGINNING.

CONTAINING 316,231.01 SQUARE FEET OR 7.26 ACRES, MORE OR LESS.

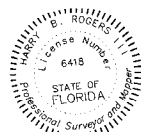
LEGEND:

LB = LICENSED BUSINESS
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PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
EXT = EXTENSION

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLAN COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE EAST BOUNDARY OF TRACT E AS RECORDED IN FOREST BROOKE PHASE 4A, PLAT BOOK 138, PAGE 15, HILLSBOROUGH COUNTY, FLORIDA, HAVING A GRID BEARING OF N 00°00'00"E.

Harry B Rogers III
08:15:48 2024.12.27
'00'05-



Harry B. Rogers III 12/27/2024
HARRY B. ROGERS III, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6418
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL FOR DIGITAL SIGNATURE OF
A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

**HAMILTON**
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

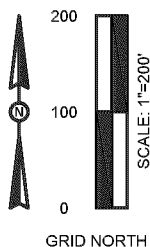
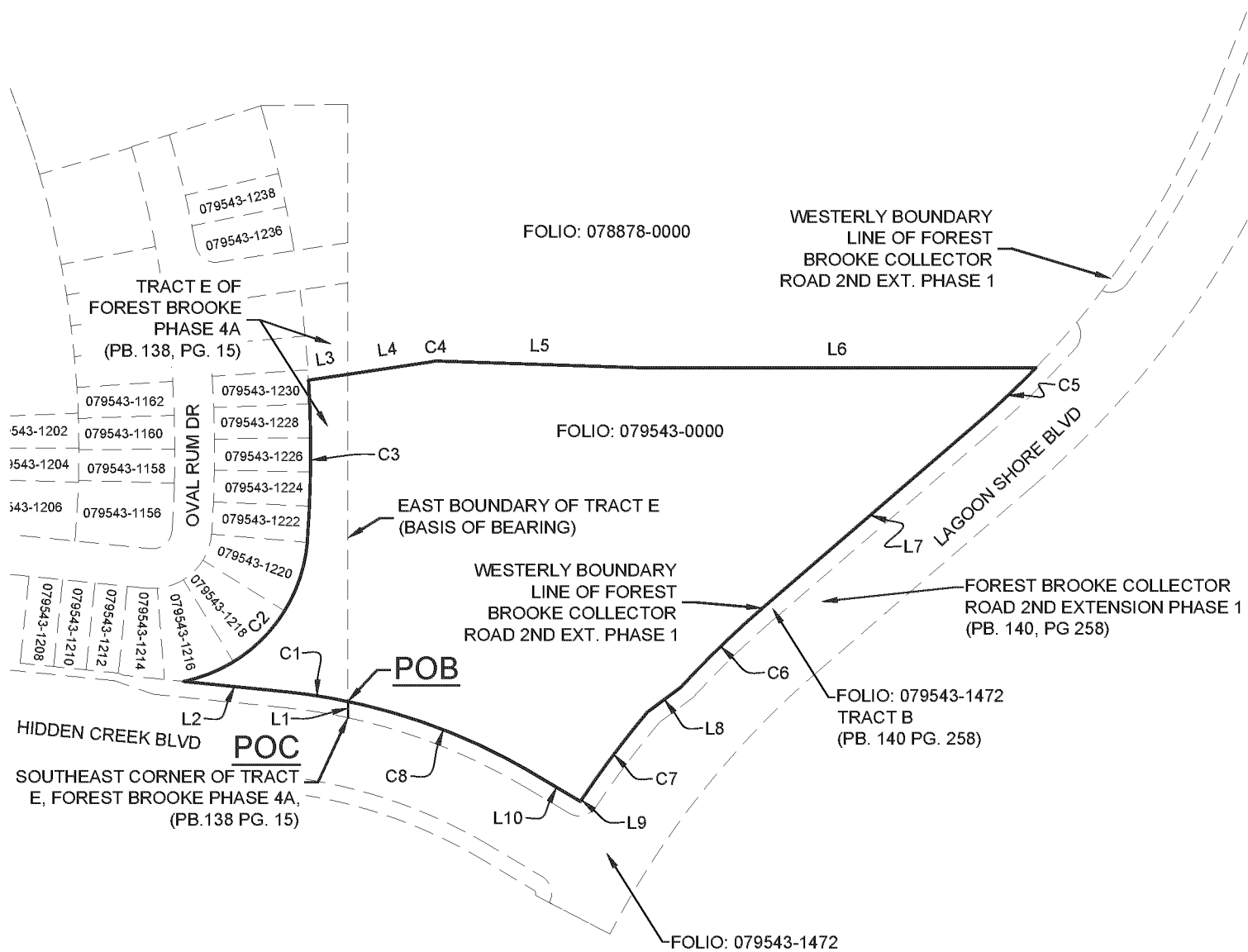
3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535	2400 N FORSYTH RD ORLANDO, FL 32807 TEL: 407.362.5929	8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178
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SOUTHSHORE BAY
POND K DRAINAGE & ACCESS EASEMENT

Page 130 of 237

SEC TWP RANG	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
17/32S/20E	24HAM0156	CV	09/26/2024	1 OF 3

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"



INFORMATION NOT COMPLETE
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SOUTHSHORE BAY

POND K DRAINAGE & ACCESS EASEMENT

Page 131 of 237

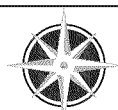
SEC TWP RNC	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
17/32S/20E	24HAM0156	CV	09/26/2024	2 OF 3

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.44'	N 00° 00' 00" W
L2	129.35'	N 84° 11' 00" W
L3	50.16'	N 81° 29' 19" E
L4	108.09'	N 81° 29' 19" E
L5	250.68'	S 88° 07' 47" E
L6	500.58'	N 90° 00' 00" E
L7	359.25'	S 49° 16' 07" W
L8	52.83'	S 53° 21' 32" W
L9	4.74'	S 34° 38' 27" W
L10	69.70'	N 59° 22' 07" W

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	763.00'	N 81° 12' 02" W	79.41'	79.44'	5°57'56"
C2	196.00'	N 41° 17' 25" E	236.44'	253.80'	74°11'32"
C3	1538.00'	N 0° 26' 02" E	201.72'	201.87'	7°31'13"
C4	50.00'	N 86° 40' 46" E	9.05'	9.06'	10°22'54"
C5	1087.00'	S 46° 38' 14" W	99.81'	99.85'	5°15'46"
C6	1218.00'	S 45° 54' 38" W	142.69'	142.77'	6°42'57"
C7	1229.00'	S 36° 57' 42" W	135.98'	136.05'	6°20'33"
C8	763.00'	N 68° 47' 35" W	249.88'	251.01'	18°50'58"

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS



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SEC TWP RNG
17/32S/20E

Page 132 of 237

JOB NUMBER:
24HAM0156

DRAWN BY:
CV

DATE:
09/26/2024

SHEET:
3 OF 3

Exhibit "B"

DUNE'S PROPERTY

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 8 AND 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT H, FOREST BROOKE 2A, AS RECORDED IN PLAT BOOK 130, PAGE 35 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, SAID POINT BEING ON THE WESTERLY BOUNDARY LINE OF FOREST BROOKE ACTIVE ADULT PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION, AS RECORDED IN PLAT BOOK 130, PAGE 148 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY BOUNDARY OF FOREST BROOKE ACTIVE ADULT PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION THE FOLLOWING TWO (2) COURSES: (1) SOUTH 27°06'43" EAST, A DISTANCE OF 100.11 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,094.06 FEET AND A CHORD WHICH BEARS SOUTH 24°48'36" EAST AND A DISTANCE OF 88.01 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 88.03 FEET; (2) THENCE SOUTH 16°19'56" WEST, A DISTANCE OF 29.09 FEET; THENCE SOUTH 15°55'06" EAST, A DISTANCE OF 66.46 FEET; THENCE SOUTH 72°12'02" WEST, A DISTANCE OF 55.55 FEET; THENCE SOUTH 89°27'12" WEST, A DISTANCE OF 10.99 FEET; THENCE WEST, A DISTANCE OF 260.67 FEET; THENCE SOUTH, A DISTANCE OF 16.86 FEET; THENCE WEST, A DISTANCE OF 65.48 FEET; THENCE SOUTH, A DISTANCE OF 128.83 FEET; THENCE SOUTH 56°58'15" WEST, A DISTANCE OF 89.06 FEET; THENCE SOUTH 04°17'33" WEST, A DISTANCE OF 43.67 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 184.83 FEET AND A CHORD WHICH BEARS SOUTH 04°17'33" WEST AND A DISTANCE OF 101.58 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 102.90 FEET; THENCE SOUTH 12°00'53" WEST, A DISTANCE OF 174.74 FEET; THENCE SOUTH 51°53'17" WEST, A DISTANCE OF 154.70 FEET; THENCE SOUTH 26°01'22" WEST, A DISTANCE OF 156.17 FEET; THENCE SOUTH 63°09'15" WEST, A DISTANCE OF 169.28 FEET; THENCE SOUTH 25°27'48" WEST, A DISTANCE OF 102.47 FEET; THENCE SOUTH 20°48'57" EAST, A DISTANCE OF 133.10 FEET; THENCE SOUTH 76°46'53" EAST, A DISTANCE OF 146.06 FEET; THENCE SOUTH 85°44'44" EAST, A DISTANCE OF 204.76 FEET; THENCE SOUTH 18°22'33" EAST, A DISTANCE OF 85.23 FEET; THENCE SOUTH 21°31'12" WEST, A DISTANCE OF 26.54 FEET; THENCE SOUTH 68°24'39" EAST, A DISTANCE OF 78.67 FEET; THENCE SOUTH 18°36'31" EAST, A DISTANCE OF 22.31 FEET; THENCE SOUTH 68°24'39" EAST, A DISTANCE OF 39.01 FEET; THENCE SOUTH 23°24'59" EAST, A DISTANCE OF 7.07 FEET; THENCE SOUTH 21°34'41" WEST, A DISTANCE OF 8.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 961.00 FEET AND A CHORD WHICH BEARS SOUTH 23°22'36" WEST, A DISTANCE 59.96 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 59.97 FEET; THENCE NORTH 89°06'13" EAST, A DISTANCE OF 22.09 FEET;

THENCE SOUTH 22°22'41" EAST, A DISTANCE OF 16.32 FEET; THENCE NORTH 89°37'58" EAST, A DISTANCE OF 103.35 FEET TO THE WESTERLY BOUNDARY LINE OF FOREST BROOKE COLLECTOR ROAD 2ND EXTENSION, PHASE 1 AS RECORDED IN PLAT BOOK 140, PAGE 258 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, SAID POINT BEING A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,087.00 FEET AND A CHORD WHICH BEARS SOUTH 33°26'43" WEST AND A DISTANCE OF 398.43 FEET; THENCE ALONG SAID BOUNDARY AND SAID CURVE TO THE RIGHT A DISTANCE OF 400.70 FEET; THENCE WEST, A DISTANCE OF 500.58 FEET; THENCE NORTH 88°07'47" WEST, A DISTANCE OF 250.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS SOUTH 86°40'46" WEST, A DISTANCE 9.05 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 9.06 FEET; THENCE SOUTH 81°29'19" WEST, A DISTANCE OF 158.25 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,538.00 FEET AND A CHORD WHICH BEARS NORTH 09°52'31" WEST AND A DISTANCE OF 350.84 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 351.61 FEET TO THE SOUTHEAST CORNER OF FOREST BROOKE PHASE 4B AS RECORDED IN PLAT BOOK 140, PAGE 33 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA; THENCE NORTH 21°45'33" WEST ALONG THE EAST BOUNDARY OF FOREST BROOK PHASE 4B, A DISTANCE OF 60.65 FEET; THENCE NORTH 89°38'28" EAST, A DISTANCE OF 303.72 FEET; THENCE NORTH 00°52'11" WEST, A DISTANCE OF 69.41 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 130.00 FEET AND A CHORD WHICH BEARS NORTH 19°48'42" WEST AND A DISTANCE OF 59.74 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 60.28 FEET; THENCE NORTH 05°43'08" WEST, A DISTANCE OF 20.01 FEET; THENCE WEST, A DISTANCE OF 121.85 FEET; THENCE NORTH, A DISTANCE OF 164.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 353.00 FEET AND A CHORD WHICH BEARS NORTH 30°38'12" EAST, A DISTANCE 359.77 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 377.51 FEET; THENCE NORTH 57°34'02" EAST, A DISTANCE OF 101.53 FEET; THENCE NORTH 45°54'43" EAST, A DISTANCE OF 75.96 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 868.00 FEET AND A CHORD WHICH BEARS NORTH 24°14'19" EAST AND A DISTANCE OF 616.60 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 630.36 FEET; THENCE SOUTH 89°58'07" EAST, A DISTANCE OF 49.49 FEET; THENCE NORTH 88°56'02" EAST, A DISTANCE OF 78.34 FEET; THENCE SOUTH 89°58'07" EAST, A DISTANCE OF 49.49 FEET; THENCE NORTH 88°56'02" EAST, A DISTANCE OF 78.34 FEET; THENCE SOUTH, A DISTANCE OF 22.29 FEET; THENCE EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 03°04'58" EAST, A DISTANCE OF 52.92 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,225.00 FEET AND A CHORD WHICH BEARS NORTH 02°04'16" EAST AND A DISTANCE OF 88.54 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 88.56 FEET; THENCE NORTH, A DISTANCE OF 1.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY,

HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS NORTH 45°00'00" EAST, A DISTANCE 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET; THENCE EAST, A DISTANCE OF 2.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 210.00 FEET AND A CHORD WHICH BEARS NORTH 47°51'34" EAST, A DISTANCE 281.80 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 308.91 FEET; THENCE NORTH 59°26'48" EAST, A DISTANCE OF 160.25 FEET; THENCE SOUTH 29°58'24" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 31°15'38" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 28°15'46" EAST, A DISTANCE OF 71.52 FEET; THENCE NORTH 62°53'17" EAST, A DISTANCE OF 11.96 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,170,445.87 SQUARE FEET OR 26.87 ACRES, MORE OR LESS.

Exhibit "C"

SOUTHSHORE'S PROPERTY

Legal Description

A parcel of land lying in Sections 8 and 17, Township 32 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

For a point of reference commence at the Southwest corner of Parcel A per FOREST BROOKE PHASE 2A as recorded in Plat Book 130, page 35 of the Public Records of Hillsborough County Florida, and proceed N 90° 00' 00" E, along the South boundary thereof, a distance of 120.29 feet to the point of beginning; thence N 90° 00' 00" E, continuing along said South boundary, a distance of 211.98 feet; thence N 64° 33' 56" E, a distance of 78.19 feet; thence N 44° 21' 30" E, a distance of 61.27 feet; thence N 25° 44' 01" E, a distance of 46.56 feet; thence N 07° 06' 32" E, a distance of 61.27 feet; thence N 11° 30' 57" W, a distance of 57.51 feet; thence N 62° 53' 17" E, a distance of 11.96 feet to the West boundary of FOREST BROOKE ACTIVE ADULT PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION as recorded in Plat Book 130, page 148 of the Public Records of Hillsborough County, Florida; thence S 27° 06' 43" E, along said West boundary, a distance of 100.11 feet to a point of curvature of a curve concave Southwesterly, having a radius of 1097.00 feet and a chord which bears S 06° 59' 07" E, a distance of 754.95 feet; thence along the arc of said curve to the right, a distance of 770.71 feet to the end of said curve; thence N 72° 09' 09" W, leaving said West boundary and along a non-radial line, a distance of 168.41 feet; thence S 21° 35' 21" W, a distance of 623.14 feet; thence S 89° 03' 50" W, a distance of 304.05 feet; thence S 89° 04' 10" W, a distance of 375.95 feet; thence N 00° 00' 00" E, a distance of 124.32 feet to a point of curvature of a curve concave Southeasterly, having a radius of 55.00 feet and a chord which bears N 29° 01' 54" E, a distance of 53.38 feet; thence along the arc of said curve to the right, a distance of 55.74 feet to a point of curvature of a reverse curve concave Northwesterly, having a radius of 1160.00 feet and a chord which bears N 34° 55' 06" E, a distance of 911.89 feet; thence along the arc of said curve to the left, a distance of 937.18 feet to a point of tangency; thence N 11° 46' 25" E, a distance of 31.39 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1345.00 feet and a chord which bears N 07° 46' 22" E, a distance of 187.68 feet; thence along the arc of said curve to the left, a distance of 187.83 feet to the point of beginning.

EXHIBIT 12

AGENDA

Consideration: \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

FENCE EASEMENT AGREEMENT

THIS FENCE EASEMENT AGREEMENT (the “**Agreement**”) is made as of the 26th day of June, 2025, by **SOUTHSHORE BAY CLUB, LLC**, a Florida limited liability company whose address is 2502 N. Rocky Point Drive, Suite 1050 Tampa, Florida 33607 (“**Grantor**”), and **HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes, whose mailing address is c/o Kai 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607, (the “**District**” or “**Grantee**”),

A. Grantor is the owner of that certain real property situated in Hillsborough County, Florida and more particularly described on **Exhibit “A”** attached hereto (the “**Easement Area**”), which contains a perimeter fence (“**Facilities**”).

B. The Facilities are located along Lagoon Shore Boulevard (the “**Roadway**”), which is a main road maintained by the District, and the Facilities act as both a safety and aesthetic buffer between Grantor’s property and the Roadway. Both the Facilities and the Roadway are located within the District’s boundaries.

C. Grantee desires, and Grantor is willing to grant to Grantee, a non-exclusive easement over, upon, and through the Easement Area for the purpose of maintaining the Facilities, as more particularly set forth herein.

NOW, THEREFORE, for Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. **Recitals; Exhibits.** The above recitals are true and correct and, together with all Exhibits attached hereto, are incorporated herein by this reference.

2. **Grant of Easement.** Subject to the terms and conditions set forth in this Agreement, Grantor, on behalf of itself and its successors and assigns, hereby grants to Grantee, a perpetual, non-exclusive easement (“**Easement**”) over, across, upon, and through the Easement Area for the purposes of ingress, egress and access to the Facilities to maintain, repair, and replace the Facilities. Grantor reserves and retains all rights to use the Easement Area for any purpose which does not unreasonably interfere with Grantee’s use of the Easement.

3. Grantee's Responsibilities. Grantee shall be responsible, at its sole cost and expense, for maintenance, repair, and replacement of the Facilities. Grantee shall not be responsible for maintenance or repair of any other improvements located within the Easement Area, including but not limited to, any landscaping or hardscaping. Grantee shall not be responsible for maintenance, repair, or replacement of any fences located within the Easement Area.

4. Damage to the Facilities. In the event that Grantor, its guests, invitees, agents, employees, consultants, representatives, or contractors (and their subcontractors, employees and materialmen) disturb or damage any portion of the Facilities, then Grantor, at Grantor's sole cost and expense, shall commence and diligently pursue the restoration of the same to as nearly as practical to the original condition within thirty (30) days after receiving written notice of the occurrence of any such damage.

5. Limitation on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

6. Covenants Running With the Land; Binding Effect. This Agreement and all obligations set forth herein are intended to be and shall be construed as covenants running with the land, binding upon and inuring to the benefit of Grantor and Grantee, as the case may be, and their respective successors and assigns. The Easement granted herein shall be for the benefit and use of Grantee, its successors and assigns. No agent or member of Grantee shall be entitled to enforce any of Grantor's obligations under this Agreement. The parties hereto shall the right to enforce the terms and conditions of this Agreement and shall have all remedies available in equity or at law in connections therewith.

7. No Third Party Beneficiaries; No Public Dedication. This Agreement is for the benefit of the parties hereto only, and may not be relied upon, or enforced by any third parties not specifically named as parties to this Agreement. Nothing in this Agreement shall constitute a dedication to the public or any governmental agency, and no member of the public or any governmental agency shall have any rights hereunder.

8. No Waiver. No waiver of any provision hereof, obligation of any party hereto, or breach or default of any party hereto, shall be implied or deemed effective against the party entitled to the benefit of such provision, satisfaction of such obligation, or performance, unless such waiver is specifically set forth in writing signed by the party benefited thereby, or entitled thereto or the enforcement thereof. No single waiver shall constitute a continuing waiver or a waiver of any subsequent or differing obligation, performance, breach, default, right of enforcement, or otherwise.

9. Entire Agreement; Amendment. This Agreement sets forth the entire agreement of the parties with respect to the specific subject matter hereof, and supersedes all prior agreements as to the Easement, and may not be modified, except in writing, executed by both

parties hereto, or their respective successors or assigns, and recorded in the Public Records of Hillsborough County, Florida.

10. Severability. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

11. Attorneys' Fees. In the event of any litigation between the parties arising out of this Agreement, the prevailing party shall be entitled to recover all costs incurred, including without limitation reasonable attorneys' and paralegals' fees and costs, whether such fees and costs are incurred at trial, on appeal or in any bankruptcy or post-judgment proceeding.

12. No Violation of Bond Covenants; No Impact on Public Facility. Nothing contained in this Agreement shall operate to violate any of the covenants set forth in any document related to the District's issuance of tax-exempt bonds (the "**Bond Documents**"). In the event any or all of the obligations contained in this Agreement would constitute a violation of the District's bond covenants, trust indenture, or other Bond Documents, as may be supplemented from time to time, the parties agree to negotiate revisions to this Agreement to avoid such violations while maintaining the parties' intent in entering into this Agreement.

13. Notices. All notices, requests, and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, certified/registered mail, or overnight delivery services, to the parties at the address listed above. Either party may notify the other party of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees listed above. If the Grantee has any concerns regarding the Drainage Easement Area, they shall notify the District. The District shall provide reasonable notice in the event that District maintenance or repairs in or near the Drainage Easement Area would prevent Grantee's use of the Drainage Easement Area.

14. No Title Search. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

15. Public Records. The Grantor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. As such, the parties shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.

IF THE GRANTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE GRANTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT,

CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 565-4663, OR BY EMAIL AT RECORDS@HIKAI.COM, OR BY REGULAR MAIL AT 2502 N. ROCKY POINT DRIVE, SUITE 1000, TAMPA, FLORIDA 33607.

16. Governing Law; Venue. This Agreement shall be governed in accordance with Florida law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in Hillsborough County, Florida.

17. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the Grantor and the Grantee, both the Grantor and Grantee have complied with all requirements of law, and both the Grantor and Grantee have full power and authority to comply with the terms and provisions of this Agreement.

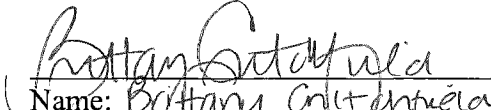
18. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.


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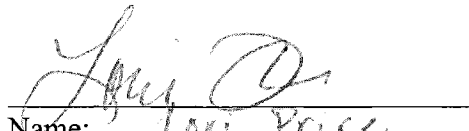
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year set forth above.

Signed, Sealed and Delivered in the Presence of:

SOUTHSHORE BAY CLUB, LLC, a Florida limited liability company


Name: Brittany Cristoforetti
Address: 2502 N. Rocky Point Dr., #1050
Tampa, FL 33607

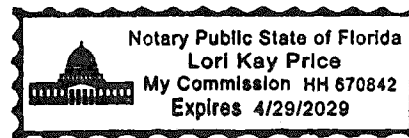
By: 
John M. Ryan
Manager


Name: Lori Price
Address: 2502 N. Rocky Point Dr., #1050
Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of May, 2025, by John M. Ryan, as Manager of Southshore Bay Club, LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification.


Notary Public Signature



Notary Stamp

Witnesses

Brittany Crutchfield
Name: Brittany Crutchfield
Address: 2502 N. Rocky Point Dr.
Tampa, FL 33607 Stel050
Jeri Price
Name: Jeri Price
Address: 2502 N. Rocky Point Dr. Stel050
Tampa, FL 33607

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Michael Lawson
Name: Michael Lawson
Chair of the Board of Supervisors

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of physical presence on May 12, 2025 by Michael Lawson, as Chair of the Board of Supervisors of the Hidden Creek Community Development District, on behalf of the district, who is ☒ personally known to me or ☐ has produced _____ as identification.

Brittany Crutchfield
Notary Public Signature



BRITTANY CRUTCHFIELD
Commission # HH 513171
Expires June 15, 2028

Notary Stamp

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 8 AND 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOUROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT H, FOREST BROOKE PHASE 2A, PLAT BOOK 130, PAGE 35, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, ALSO BEING A POINT ON THE WESTERLY BOUNDARY OF FOREST BROOKE ACTIVE ADULT, PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION, PLAT BOOK 130, PAGE 148, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY BOUNDARY OF SAID FOREST BROOKE ACTIVE ADULT, PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION THE FOLLOWING TWO (2) COURSES: (1) SOUTH 27°06'34" EAST, A DISTANCE OF 100.11 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,097.00 FEET AND A CHORD WHICH BEARS SOUTH 24°48'47" EAST AND A DISTANCE OF 88.03 FEET; (2) ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 16°19'56" WEST, A DISTANCE OF 29.09 FEET THENCE SOUTH 15°55'06" EAST, A DISTANCE OF 121.71 FEET; THENCE SOUTH 52°32'20" EAST, A DISTANCE OF 20.40 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,087.00 FEET AND A CHORD WHICH BEARS SOUTH 09°17'37" EAST AND A DISTANCE OF 177.81 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 178.01 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 85°23'53" WEST, A DISTANCE OF 15.00 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,072.00 FEET AND A CHORD WHICH BEARS NORTH 09°09'13" WEST AND A DISTANCE OF 170.14 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 170.32 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 52°32'20" WEST, A DISTANCE OF 20.10 FEET THENCE NORTH 15°55'06" WEST, A DISTANCE OF 131.01 FEET; THENCE NORTH 16°19'56" EAST, A DISTANCE OF 28.12 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,079.07 FEET AND A CHORD WHICH BEARS NORTH 24°57'00" WEST AND A DISTANCE OF 81.53 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 81.55 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 27°06'43" WEST, A DISTANCE OF 89.23 FEET THENCE NORTH 11°30'01" WEST, A DISTANCE OF 11.30 FEET; THENCE NORTH 62°53'17" EAST, A DISTANCE OF 11.96 FEET; TO THE POINT OF BEGINNING.

CONTAINING 7,997.06 SQUARE FEET OR 0.18 ACRES, MORE OR LESS.

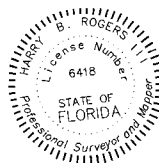
LEGEND:

LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE WESTERLY BOUNDARY OF FOREST BROOKE ACTIVE ADULT, PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION, PLAT BOOK 130, PAGE 148, HAVING A GRID BEARING OF S 27°06'34" E.

Harry B Rogers III
11:01:49 2024.12.09
'00'05-



Harry B. Rogers III 12/09/2024
HARRY B. ROGERS III, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6418
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

LB #8405 CA #8474

HAMILTON
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

2400 N FORSYTH RD
ORLANDO, FL 32807
TEL: 407.362.5929

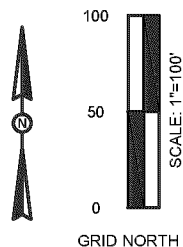
8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

SOUTHSHORE BAY
LAGOON BLVD VIEW POINT CDD WALL EASEMENT

Page 144 of 237

SEC TWP RNG	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
8-17/32/20	24HAM0156	GCT/RM	09/17/2024	1 OF 2

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"



FOLIO: 078932-1496
TRACT A
(PB. 130, PG. 35)

FOLIO: 078878-0010

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	100.11'	S 27° 06' 34" E
L2	29.09'	S 16° 19' 56" W
L3	121.71'	S 15° 55' 06" E
L4	20.40'	S 52° 32' 20" E

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	1097.00'	S 24° 48' 47" E	88.01'	88.03'	4°35'52"
C2	1087.00'	S 9° 17' 37" E	177.81'	178.01'	9°22'58"
C3	1072.00'	N 9° 09' 13" W	170.14'	170.32'	9°06'12"
C4	1079.07'	N 24° 57' 00" W	81.53'	81.55'	4°19'49"

POB

SOUTHEAST CORNER OF TRACT H,
FOREST BROOK PHASE 2A
(PB. 130 PG. 35)

N 62°53'17" E 11.96'

N 11°30'01" W 11.30'

N 27°06'43" W 89.23'

N 16°19'56" E 28.12'

N 15°55'06" W 131.01'

N 52°32'20" W 20.10'

S 85°23'53" W 15.00'

L1

WESTERLY BOUNDARY LINE OF FOREST
BROOKE ACTIVE ADULT PHASES 1A, 1B,
AND COLLECTOR ROAD 1ST EXTENSION
(BASIS OF BEARING)

C1

C4

LAGOON SHORE BLVD

L2

L3

L4

C3

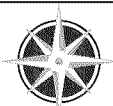
C2

FOREST BROOKE ACTIVE ADULT
PHASES 1A, 1B, AND COLLECTOR
ROAD 1ST EXTENSION
(PB. 130, PG. 148)

FOLIO: 078932-1718
TRACT I
(PB. 130 PG. 148)

FOLIO: 078932-1718

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS



HAMILTON
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

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TEL: 407.362.5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

SOUTHSHORE BAY

LAGOON BLVD VIEW POINT CDD WALL EASEMENT

SEC TWP RNG
8-17/32/20

Page 145 of 237

JOB NUMBER:

24HAM0156

DRAWN BY:

GCT/RM

DATE:

09/17/2024

SHEET:

2 OF 2

EXHIBIT 13

AGENDA

Consideration: \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SANITARY SEWER EASEMENT AGREEMENT

THIS SANITARY SEWER EASEMENT AGREEMENT (the “**Agreement**”) is made as of the 26th day of June, 2025, by **HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes, whose mailing address is c/o Kai 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607, (the “**District**” or “**Grantor**”), **DUNE FL LAND I SUB LLC**, a Delaware limited liability company whose address is 2502 N. Rocky Point Drive, Suite 1050 Tampa, Florida 33607 (“**Dune**”), and **SOUTHSHORE BAY CLUB, LLC**, a Florida limited liability company whose address is 2502 N. Rocky Point Drive, Suite 1050 Tampa, Florida 33607 (“**Southshore**”). (Dune and Southshore, together with their successors and assigns, shall collectively be referred to as the “**Grantee**”).

A. Grantor is the owner of that certain real property situated in Hillsborough County, Florida and more particularly described on **Exhibit “A”** attached hereto (the “**Easement Area**”), which contains a subsurface sanitary sewer line (“**Sewer Facilities**”).

B. Dune is the owner of that certain real property situated in Hillsborough County, Florida and more particularly described on **Exhibit “B”** attached hereto (“**Dune’s Property**”).

C. Southshore is the owner of that certain real property situated in Hillsborough County, Florida and more particularly described on **Exhibit “C”** attached hereto (“**Southshore’s Property**” and together with Dune’s Property, “**Grantee’s Property**”).

D. Grantee desires, and Grantor is willing to grant to Grantee, a perpetual, non-exclusive easement for the sole purpose of operating, maintaining, and repairing a subsurface sanitary sewer line in the Easement Area, for the benefit of Grantee’s Property, as more particularly set forth herein.

NOW, THEREFORE, for Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. **Recitals; Exhibits.** The above recitals are true and correct and, together with all Exhibits attached hereto, are incorporated herein by this reference.

2. Grant of Easement. Subject to the terms and conditions set forth in this Agreement, Grantor, on behalf of itself and its successors and assigns, hereby grants to Grantee, for the benefit of, and appurtenant to Grantee's Property, a perpetual, non-exclusive easement ("**Easement**") over, across, upon, and through the Easement Area for the purposes of operating, maintaining, and repairing the subsurface sanitary sewer line, which provides service to and/or from the Grantee's Property. Grantee shall not install any new utility infrastructure without the prior written consent of Grantor. Grantor reserves and retains all rights to use the Easement Area for any purpose which does not unreasonably interfere with Grantee's use of the Easement.

3. Grantee's Responsibilities. Grantee, at its sole cost and expense, shall be responsible for servicing, maintaining, repairing, and replacing all sewer lines exclusively providing service to Grantee's Property. Grantee's use of the Easement shall not interfere with the Grantor's use of the Easement Area. Grantee shall restore the Easement Area, including without limitation, any pavement and landscaping, to its preexisting condition following any repair or maintenance activities related to Grantee's use of the Easement.

4. Compliance with Law. Grantee shall observe and comply with all District rules and policies, which may be adopted and amended from time to time and shall observe and comply with all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. The Grantee will be responsible for any fines or penalties assessed against the District as a result of the Grantee's actions.

5. Damage to the Easement Area. In the event that Grantee causes any damage to the Easement Area, Grantee shall promptly reimburse the District for the cost of restoration to, as nearly practical, the original condition of the Easement Area.

6. Indemnification. Grantee shall indemnify, defend, and hold harmless Grantor, and Grantor's partners, affiliates, employees, contractors, agents, successors and assigns, from and against any and all claims, actions, suits, liability, damages, penalties, fines, costs and expenses, whether personal injury, property damage, liens arising in connection with, or in any way related to the use and exercise of, the easement rights granted hereby and/or the acts or omissions of Grantee or the Grantee's parties. Further, Grantee acknowledges and hereby assumes any and all risks incident to the use of the Easement Area not arising from Grantor's gross negligence or willful misconduct. In addition, except to the extent arising from Grantor's gross negligence or willful misconduct, Grantee shall defend, indemnify and hold Grantor harmless from any claim, demand, lawsuit or cause arising from death or injury to any person or loss, damages or injury to any property directly caused by, arising from, or otherwise growing out of or resulting directly from Grantee's use of the Easement Area, including costs, attorney's fees (at trial or on appeal) and all other reasonable expenses incurred in defending any such claim.

7. Limitation on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to

the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

8. “As Is” Grant. The Easement Area is delivered to and accepted by Grantee in its “AS IS” condition and without any warranty or representation, express or implied by Grantor, as to the title thereto or condition or suitability for Grantee’s purposes whatsoever, and subject to all pre-existing easements, covenants, restrictions and other matters of record.

9. Covenants Running With the Land; Binding Effect. The Easement and the other covenants of the parties set forth in this Agreement shall be deemed appurtenant and a benefit to the Grantee’s Property, and a burden against the Easement Area, and shall constitute covenants running with the land, binding upon, and inuring to the benefit of the respective successors and assigns of the parties. Prior to any conveyance of the Grantee’s Property, Grantee shall deliver a copy of this Agreement to any proposed successor in title. In addition, Grantee shall transmit the contact information of any successor in title to the Grantee’s Property to the District within thirty days of the conveyance.

10. No Third Party Beneficiaries; No Public Dedication. This Agreement is for the benefit of the parties hereto only, and may not be relied upon, or enforced by any third parties not specifically named as parties to this Agreement. Nothing in this Agreement shall constitute a dedication to the public or any governmental agency, and no member of the public or any governmental agency shall have any rights hereunder.

11. No Waiver. No waiver of any provision hereof, obligation of any party hereto, or breach or default of any party hereto, shall be implied or deemed effective against the party entitled to the benefit of such provision, satisfaction of such obligation, or performance, unless such waiver is specifically set forth in writing signed by the party benefited thereby, or entitled thereto or the enforcement thereof. No single waiver shall constitute a continuing waiver or a waiver of any subsequent or differing obligation, performance, breach, default, right of enforcement, or otherwise.

12. Entire Agreement; Amendment. This Agreement sets forth the entire agreement of the parties with respect to the specific subject matter hereof, and supersedes all prior agreements as to the Easement, and may not be modified, except in writing, executed by both parties hereto, or their respective successors or assigns, and recorded in the Public Records of Hillsborough County, Florida.

13. Severability. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

14. Attorneys’ Fees. In the event of any litigation between the parties arising out of this Agreement, the prevailing party shall be entitled to recover all costs incurred, including

without limitation reasonable attorneys' and paralegals' fees and costs, whether such fees and costs are incurred at trial, on appeal or in any bankruptcy or post-judgment proceeding.

15. No Violation of Bond Covenants; No Impact on Public Facility. Nothing contained in this Agreement shall operate to violate any of the covenants set forth in any document related to the District's issuance of tax-exempt bonds (the "**Bond Documents**"). In the event any or all of the obligations contained in this Agreement would constitute a violation of the District's bond covenants, trust indenture, or other Bond Documents, as may be supplemented from time to time, the parties agree to negotiate revisions to this Agreement to avoid such violations while maintaining the parties' intent in entering into this Agreement.

16. Notices. All notices, requests, and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, certified/registered mail, or overnight delivery services, to the parties at the address listed above. Either party may notify the other party of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees listed above. If the Grantee has any concerns regarding the Easement Area, they shall notify the District. The District shall provide reasonable notice in the event that District maintenance or repairs in or near the Easement Area would prevent Grantee's use of the Easement Area.

17. Public Records. The Grantee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. As such, the parties shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.

IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE GRANTEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 565-4663, OR BY EMAIL AT RECORDS@HIKAI.COM, OR BY REGULAR MAIL AT 2502 N. ROCKY POINT DRIVE, SUITE 1000, TAMPA, FLORIDA 33607.

18. Governing Law; Venue. This Agreement shall be governed in accordance with Florida law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in Hillsborough County, Florida.

19. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the Grantor and the Grantee, both the Grantor and Grantee have complied with all requirements of law, and both the Grantor and Grantee have full power and authority to comply with the terms and provisions of this Agreement.

20. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.

(Remainder of this page intentionally left blank)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year set forth above.

Witnesses

Courtney Mattern
Name: Courtney Mattern
Address: 2502 N Rocky Point Dr.
Ste 1000, Tampa, FL 33607

Brittany Crutchfield
Name: Brittany Crutchfield
Address: 2502 N. Rocky Point Drive
Ste 1000, Tampa, FL 33607

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

[Signature]
Name: Michael Lawson
Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on June 26, 2025 by Michael Lawson, as Chair of the Board of Supervisors of the Hidden Creek Community Development District, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Signature]
Notary Public Signature



BRITTANY CRUTCHFIELD
Commission # HH 513171
Expires June 15, 2028

Notary Stamp

Signed, Sealed and Delivered in the
Presence of:

DUNE FL LAND I SUB LLC, a Delaware
limited liability company

Courtney Mattern
Name: Courtney Mattern
Address: 2502 N. Rocky Point Dr.
Stc 1000, Tampa, FL 33607

By: [Signature]
John M. Ryan
Manager

Brittany Crutchfield
Name: Brittany Crutchfield
Address: 2502 N. Rocky Point Dr.
Stc 1000, Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 26 day of June, 2025, by John M. Ryan, as Manager of
Dune FL Land I Sub LLC, a Delaware limited liability company, on behalf of the company, who
is ☒ personally known to me or ☐ has produced _____ as
identification.

[Signature]
Notary Public Signature



BRITTANY CRUTCHFIELD
Commission # HH 513171
Expires June 15, 2028

Notary Stamp

Signed, Sealed and Delivered in the
Presence of:

SOUTHSHORE BAY CLUB, LLC, a Florida
limited liability company

Courtney Mattem
Name: Courtney Mattem
Address: 2502 N. Rocky Point Dr.
Stc 1000, Tampa, FL 33607

By: JMR

John M. Ryan
Manager

Brittany Crutchfield
Name: Brittany Crutchfield
Address: 2502 N. Rocky Point Dr.
Stc 1000, Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 26 day of June, 2025, by John M. Ryan, as Manager of
Southshore Bay Club, LLC, a Florida limited liability company, on behalf of the company, who
is ☒ personally known to me or ☐ has produced _____ as
identification.

Brittany Crutchfield
Notary Public Signature



BRITTANY CRUTCHFIELD
Commission # HH 513171
Expires June 15, 2028

Notary Stamp

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 8 AND 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

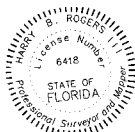
BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A, FOREST BROOKE PHASE 2A, AS RECORDED IN PLAT BOOK 130, PAGE 35 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; SOUTH 03°04'58" WEST, A DISTANCE OF 52.92 FEET; THENCE WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH, A DISTANCE OF 22.29 FEET TO THE SOUTHEAST CORNER OF TRACT C, OF SAID FOREST BROOKE 2A, SAID POINT BEING A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 6,730.15 FEET AND A CHORD WHICH BEARS NORTH 04°58'42" EAST AND A DISTANCE OF 34.30 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID FOREST BROOKE 2A THE FOLLOWING TWO (2) COURSES: (1) ALONG SAID CURVE TO THE LEFT A DISTANCE OF 34.30 FEET; (2) SOUTH 85°51'28" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,766.70 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

LEGEND:

LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER

Harry B Rogers III
08:18:29 2024.12.27
'00'05-



Harry B. Rogers III
HARRY B. ROGERS III, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6418
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

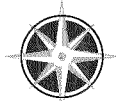
12/27/2024
DATE

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE SOUTHERLY BOUNDARY OF TRACT I, FOREST BROOKE PHASE 2A, AS RECORDED IN PLAT BOOK 130, PAGE 35 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, HAVING A GRID BEARING OF SOUTH 85°51'28" EAST.

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER



HAMILTON
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3409 W LEMON ST
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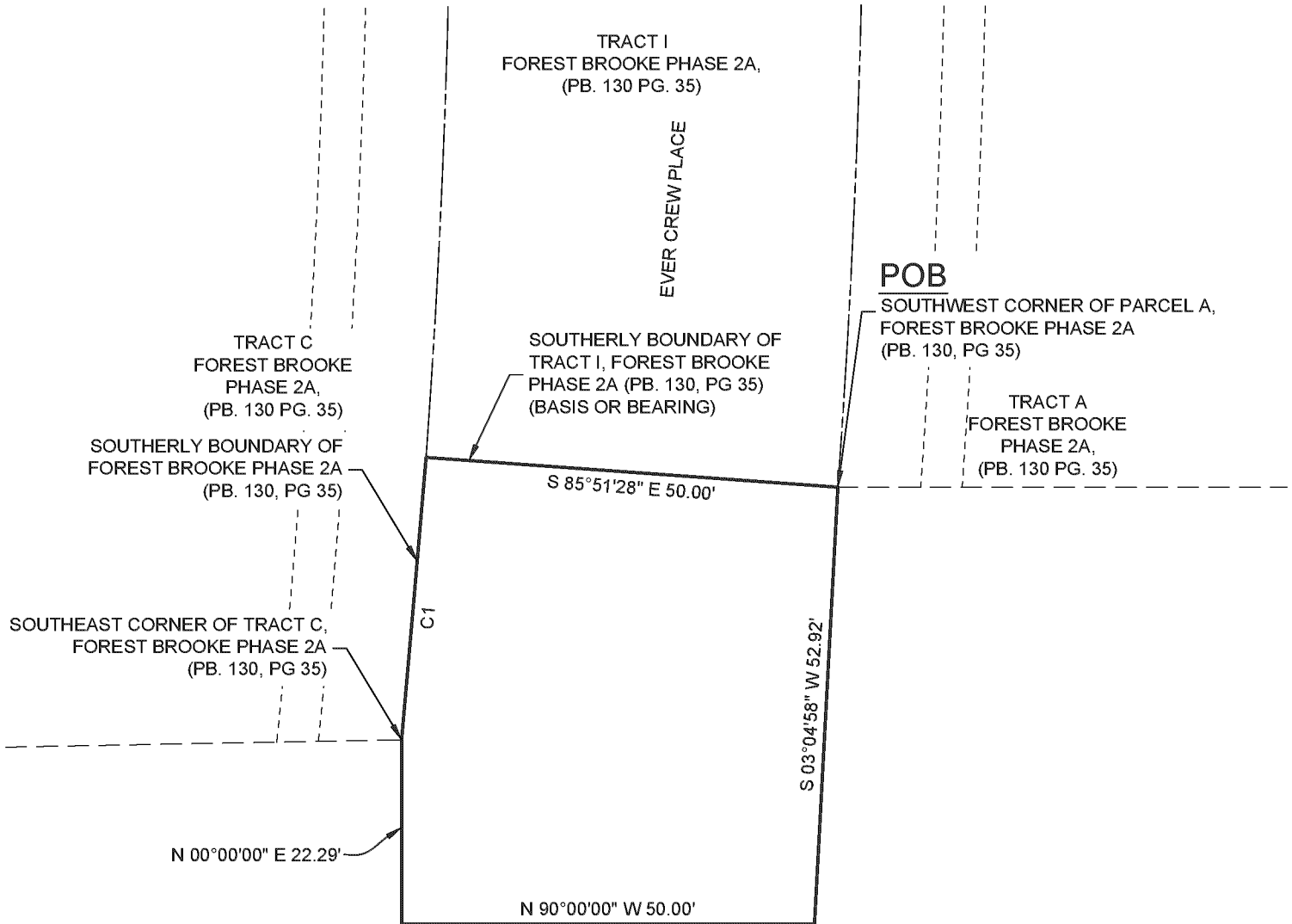
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TEL: 941.377.9178

SOUTHSHORE BAY

SANITARY SEWER CDD DROP MANHOLE

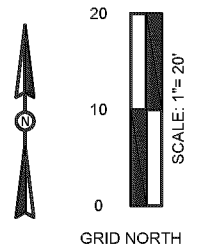
SEC TWP RNC	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
8-17/32/20	24HAM0156	RMM/CV	09/25/2024	1 OF 2

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"



FOLIO: 078878-0000

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	6730.15'	N 4° 58' 42" E	34.30'	34.30'	0°17'31"



INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

LB #8405 CA #8474

HAMILTON
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www.HamiltonEngineering.US

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SOUTHSHORE BAY

SANITARY SEWER CDD DROP MANHOLE

SEC TWP RNC	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
8-17/32/20	24HAM0156	RMM/CV	09/25/2024	2 OF 2

Exhibit "B"

DUNE'S PROPERTY

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 8 AND 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT H, FOREST BROOKE 2A, AS RECORDED IN PLAT BOOK 130, PAGE 35 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, SAID POINT BEING ON THE WESTERLY BOUNDARY LINE OF FOREST BROOKE ACTIVE ADULT PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION, AS RECORDED IN PLAT BOOK 130, PAGE 148 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY BOUNDARY OF FOREST BROOKE ACTIVE ADULT PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION THE FOLLOWING TWO (2) COURSES: (1) SOUTH 27°06'43" EAST, A DISTANCE OF 100.11 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,094.06 FEET AND A CHORD WHICH BEARS SOUTH 24°48'36" EAST AND A DISTANCE OF 88.01 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 88.03 FEET; (2) THENCE SOUTH 16°19'56" WEST, A DISTANCE OF 29.09 FEET; THENCE SOUTH 15°55'06" EAST, A DISTANCE OF 66.46 FEET; THENCE SOUTH 72°12'02" WEST, A DISTANCE OF 55.55 FEET; THENCE SOUTH 89°27'12" WEST, A DISTANCE OF 10.99 FEET; THENCE WEST, A DISTANCE OF 260.67 FEET; THENCE SOUTH, A DISTANCE OF 16.86 FEET; THENCE WEST, A DISTANCE OF 65.48 FEET; THENCE SOUTH, A DISTANCE OF 128.83 FEET; THENCE SOUTH 56°58'15" WEST, A DISTANCE OF 89.06 FEET; THENCE SOUTH 04°17'33" WEST, A DISTANCE OF 43.67 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 184.83 FEET AND A CHORD WHICH BEARS SOUTH 04°17'33" WEST AND A DISTANCE OF 101.58 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 102.90 FEET; THENCE SOUTH 12°00'53" WEST, A DISTANCE OF 174.74 FEET; THENCE SOUTH 51°53'17" WEST, A DISTANCE OF 154.70 FEET; THENCE SOUTH 26°01'22" WEST, A DISTANCE OF 156.17 FEET; THENCE SOUTH 63°09'15" WEST, A DISTANCE OF 169.28 FEET; THENCE SOUTH 25°27'48" WEST, A DISTANCE OF 102.47 FEET; THENCE SOUTH 20°48'57" EAST, A DISTANCE OF 133.10 FEET; THENCE SOUTH 76°46'53" EAST, A DISTANCE OF 146.06 FEET; THENCE SOUTH 85°44'44" EAST, A DISTANCE OF 204.76 FEET; THENCE SOUTH 18°22'33" EAST, A DISTANCE OF 85.23 FEET; THENCE SOUTH 21°31'12" WEST, A DISTANCE OF 26.54 FEET; THENCE SOUTH 68°24'39" EAST, A DISTANCE OF 78.67 FEET; THENCE SOUTH 18°36'31" EAST, A DISTANCE OF 22.31 FEET; THENCE SOUTH 68°24'39" EAST, A DISTANCE OF 39.01 FEET; THENCE SOUTH 23°24'59" EAST, A DISTANCE OF 7.07 FEET; THENCE SOUTH 21°34'41" WEST, A DISTANCE OF 8.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 961.00 FEET AND A CHORD WHICH BEARS SOUTH 23°22'36" WEST, A DISTANCE OF 59.96 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 59.97 FEET; THENCE NORTH 89°06'13" EAST, A DISTANCE OF 22.09 FEET;

THENCE SOUTH 22°22'41" EAST, A DISTANCE OF 16.32 FEET; THENCE NORTH 89°37'58" EAST, A DISTANCE OF 103.35 FEET TO THE WESTERLY BOUNDARY LINE OF FOREST BROOKE COLLECTOR ROAD 2ND EXTENSION, PHASE 1 AS RECORDED IN PLAT BOOK 140, PAGE 258 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, SAID POINT BEING A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,087.00 FEET AND A CHORD WHICH BEARS SOUTH 33°26'43" WEST AND A DISTANCE OF 398.43 FEET; THENCE ALONG SAID BOUNDARY AND SAID CURVE TO THE RIGHT A DISTANCE OF 400.70 FEET; THENCE WEST, A DISTANCE OF 500.58 FEET; THENCE NORTH 88°07'47" WEST, A DISTANCE OF 250.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS SOUTH 86°40'46" WEST, A DISTANCE 9.05 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 9.06 FEET; THENCE SOUTH 81°29'19" WEST, A DISTANCE OF 158.25 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,538.00 FEET AND A CHORD WHICH BEARS NORTH 09°52'31" WEST AND A DISTANCE OF 350.84 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 351.61 FEET TO THE SOUTHEAST CORNER OF FOREST BROOKE PHASE 4B AS RECORDED IN PLAT BOOK 140, PAGE 33 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA; THENCE NORTH 21°45'33" WEST ALONG THE EAST BOUNDARY OF FOREST BROOK PHASE 4B, A DISTANCE OF 60.65 FEET; THENCE NORTH 89°38'28" EAST, A DISTANCE OF 303.72 FEET; THENCE NORTH 00°52'11" WEST, A DISTANCE OF 69.41 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 130.00 FEET AND A CHORD WHICH BEARS NORTH 19°48'42" WEST AND A DISTANCE OF 59.74 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 60.28 FEET; THENCE NORTH 05°43'08" WEST, A DISTANCE OF 20.01 FEET; THENCE WEST, A DISTANCE OF 121.85 FEET; THENCE NORTH, A DISTANCE OF 164.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 353.00 FEET AND A CHORD WHICH BEARS NORTH 30°38'12" EAST, A DISTANCE 359.77 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 377.51 FEET; THENCE NORTH 57°34'02" EAST, A DISTANCE OF 101.53 FEET; THENCE NORTH 45°54'43" EAST, A DISTANCE OF 75.96 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 868.00 FEET AND A CHORD WHICH BEARS NORTH 24°14'19" EAST AND A DISTANCE OF 616.60 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 630.36 FEET; THENCE SOUTH 89°58'07" EAST, A DISTANCE OF 49.49 FEET; THENCE NORTH 88°56'02" EAST, A DISTANCE OF 78.34 FEET; THENCE SOUTH 89°58'07" EAST, A DISTANCE OF 49.49 FEET; THENCE NORTH 88°56'02" EAST, A DISTANCE OF 78.34 FEET; THENCE SOUTH, A DISTANCE OF 22.29 FEET; THENCE EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 03°04'58" EAST, A DISTANCE OF 52.92 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,225.00 FEET AND A CHORD WHICH BEARS NORTH 02°04'16" EAST AND A DISTANCE OF 88.54 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 88.56 FEET; THENCE NORTH, A DISTANCE OF 1.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY,

HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS NORTH 45°00'00" EAST, A DISTANCE 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET; THENCE EAST, A DISTANCE OF 2.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 210.00 FEET AND A CHORD WHICH BEARS NORTH 47°51'34" EAST, A DISTANCE 281.80 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 308.91 FEET; THENCE NORTH 59°26'48" EAST, A DISTANCE OF 160.25 FEET; THENCE SOUTH 29°58'24" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 31°15'38" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 28°15'46" EAST, A DISTANCE OF 71.52 FEET; THENCE NORTH 62°53'17" EAST, A DISTANCE OF 11.96 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,170,445.87 SQUARE FEET OR 26.87 ACRES, MORE OR LESS.

Exhibit "C"

SOUTHSHORE'S PROPERTY

Legal Description

A parcel of land lying in Sections 8 and 17, Township 32 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

For a point of reference commence at the Southwest corner of Parcel A per FOREST BROOKE PHASE 2A as recorded in Plat Book 130, page 35 of the Public Records of Hillsborough County Florida, and proceed N 90° 00' 00" E, along the South boundary thereof, a distance of 120.29 feet to the point of beginning; thence N 90° 00' 00" E, continuing along said South boundary, a distance of 211.98 feet; thence N 64° 33' 56" E, a distance of 78.19 feet; thence N 44° 21' 30" E, a distance of 61.27 feet; thence N 25° 44' 01" E, a distance of 46.56 feet; thence N 07° 06' 32" E, a distance of 61.27 feet; thence N 11° 30' 57" W, a distance of 57.51 feet; thence N 62° 53' 17" E, a distance of 11.96 feet to the West boundary of FOREST BROOKE ACTIVE ADULT PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION as recorded in Plat Book 130, page 148 of the Public Records of Hillsborough County, Florida; thence S 27° 06' 43" E, along said West boundary, a distance of 100.11 feet to a point of curvature of a curve concave Southwesterly, having a radius of 1097.00 feet and a chord which bears S 06° 59' 07" E, a distance of 754.95 feet; thence along the arc of said curve to the right, a distance of 770.71 feet to the end of said curve; thence N 72° 09' 09" W, leaving said West boundary and along a non-radial line, a distance of 168.41 feet; thence S 21° 35' 21" W, a distance of 623.14 feet; thence S 89° 03' 50" W, a distance of 304.05 feet; thence S 89° 04' 10" W, a distance of 375.95 feet; thence N 00° 00' 00" E, a distance of 124.32 feet to a point of curvature of a curve concave Southeasterly, having a radius of 55.00 feet and a chord which bears N 29° 01' 54" E, a distance of 53.38 feet; thence along the arc of said curve to the right, a distance of 55.74 feet to a point of curvature of a reverse curve concave Northwesterly, having a radius of 1160.00 feet and a chord which bears N 34° 55' 06" E, a distance of 911.89 feet; thence along the arc of said curve to the left, a distance of 937.18 feet to a point of tangency; thence N 11° 46' 25" E, a distance of 31.39 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1345.00 feet and a chord which bears N 07° 46' 22" E, a distance of 187.68 feet; thence along the arc of said curve to the left, a distance of 187.83 feet to the point of beginning.

EXHIBIT 14

AGENDA

Consideration: \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

GRANT OF TEMPORARY DRAINAGE AND ACCESS EASEMENT

This Grant of Temporary Drainage and Access Easement is given as of the 26th day of June, 2025, by **DUNE FL LAND I SUB LLC**, a Delaware limited liability company (“**Grantor**”), whose mailing address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida 33607, in favor of the **HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is c/o Kai 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, conveys, warrants, and dedicates to the Grantee, its successors, assigns, agents, and vendors, a temporary non-exclusive easement, license and right, together with the right of ingress and egress (“**Easement**”) for surface water runoff, drainage detention and attenuation, over, across, upon, through and under that certain property of Grantor, which is more particularly described and depicted on **Exhibit “A”** attached hereto and incorporated herein by reference (the “**Easement Area**”). The Easement includes the right to construct and/or dig a drainage ditch or canal, and/or install a drainage pipeline below ground level, together with drainage structures, if any, use and maintain, repair and replace any drainage improvements and related fixtures and/or appurtenances thereto.

This Grant of Temporary Drainage and Access Easement is hereby expressly made by Grantor to Grantee subject to the following terms and conditions:

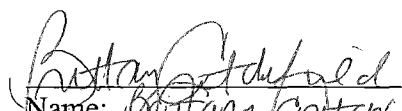
1. The Easement granted herein is temporary in nature and shall automatically terminate and become void at such time as a permanent easement in favor of Grantee is provided by plat and/or other recorded instrument. Such termination shall be automatic upon platting and/or recording of other such instrument, without further act by, joinder of, or instrument from Grantee. In furtherance of the foregoing, but without limiting the automatic termination described above, at any time following recording of the plat and/or other recorded instrument, either party shall have the right to file a termination of the Easement in the Public Records of Hillsborough County, Florida.
2. Grantor reserves the right to utilize the Easement Area for any and all other purposes reasonably required by Grantor provided that such other purposes do not interfere with Grantee’s rights hereunder.

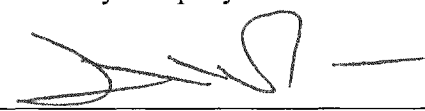
(Remainder of page intentionally left blank)


IN WITNESS WHEREOF, the undersigned has executed this instrument as of the day and year first written above.

Signed, Sealed and Delivered in the
Presence of:

DUNE FL LAND I SUB LLC, a Delaware
limited liability company


Name: Kristan Mitchell
Address: 2502 N. Rocky Point Dr., #1050
Tampa, FL 33607

By: 
John M. Ryan
Manager


Name: Lori Price
Address: 2502 N. Rocky Point Dr., #1050
Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of May, 2025, by John M. Ryan, as Manager of Dune FL Land I Sub LLC, a Delaware limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification.


Notary Public Signature


Notary Stamp

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY
EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF FOREST BROOKE PHASE 4A, PLAT BOOK 138, PAGE 15, OF THE
PUBLIC RECODS OF HILLSBOROUGH COUNTY FLORIDA; THENCE SOUTH ALONG THE EAST BOUNDARY OF
FOREST BROOKE 4A, A DISTANCE OF 326.18 FEET; THENCE EAST, A DISTANCE OF 91.95 FEET TO THE POINT OF
BEGINNING; THENCE NORTH, A DISTANCE OF 128.85 FEET; THENCE NORTH 28°36'01" EAST, A DISTANCE OF
59.74 FEET; THENCE NORTH 00°21'32" WEST, A DISTANCE OF 201.06 FEET; THENCE NORTH 89°38'28" EAST, A
DISTANCE OF 25.00 FEET; THENCE SOUTH 00°21'32" EAST, A DISTANCE OF 207.52 FEET; THENCE SOUTH
28°36'01" WEST, A DISTANCE OF 59.82 FEET; THENCE SOUTH, A DISTANCE OF 119.75 FEET; THENCE NORTH
88°07'47" WEST, A DISTANCE OF 1.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY,
HAVING A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS SOUTH 86°40'46" WEST, A DISTANCE 9.05 FEET;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 9.06 FEET; THENCE SOUTH 81°29'19"
WEST, A DISTANCE OF 15.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,700.11 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.

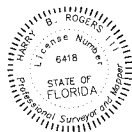
LEGEND:

- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- PB = PLAT BOOK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE
FLORIDA WEST TRANSVERSE MERCATOR STATE
PLANE COORDINATE SYSTEM NAD83 DATUM (2011
ADJUSTMENT). THE EAST BOUNDARY OF FOREST
BROOKE PHASE 4A, PLAT BOOK 138, PAGE 15,
HILLSBOROUGH COUNTY, FLORIDA, HAVING A GRID
BEARING OF S 00°00'00"E.

Harry B Rogers III
07:29:02 2025.07.15
'00'04-



Harry B. Rogers III 07/15/2025
HARRY B. ROGERS III, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6418
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER



HAMILTON
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

2400 N FORSYTH RD
ORLANDO, FL 32807
TEL: 407.362.5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

SOUTHSHORE BAY
TEMPORARY CDD DRAINAGE EASEMENT

Page 164 of 237

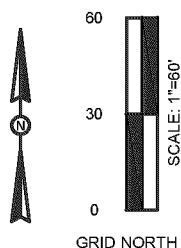
SEC TWP RNG	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
17/32/20	24HAM0156	GCT/RM	09/19/2024	1 OF 2

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	50.00'	S 86° 40' 46" W	9.05'	9.06'	10°22'54"

FOREST BROOK PHASE 4B
(PB. 140, PG. 33)

POC
NORTHEAST CORNER OF
FOREST BROOKE PHASE 4A
(PB.138 PG. 15)



FOREST BROOK PHASE 4A
(PB. 138, PG. 15)

FOLIO: 078878-0000

EAST BOUNDARY OF
FOREST BROOKE 4A
(BASIS OF BEARINGS)

FOLIO: 078878-0000

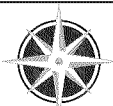
POB

N 90°00'00" E 91.95'

S 81°29'19" W 15.12'

N 88°07'47" W 1.02'

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS



HAMILTON
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

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TAMPA, FL 33609
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SOUTHSHORE BAY
TEMPORARY CDD DRAINAGE EASEMENT

Page 165 of 237

SEC TWP RNG
17/32/20

JOB NUMBER:
24HAM0156

DRAWN BY:
GCT/RM

DATE:
09/19/2024

SHEET:
2 OF 2

EXHIBIT 15

AGENDA

Consideration: \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 26th day of June, 2025, by **HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantor**"), whose address is c/o Kai 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607, in favor of **DUNE FL LAND I SUB LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 2502 Rocky Point Dr, Suite 1050, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**");

See **COMPOSITE EXHIBIT "A"** attached hereto and incorporated herein by this reference

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.


AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2025 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

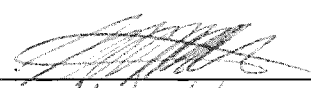
NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

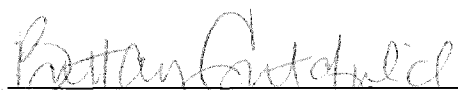
IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

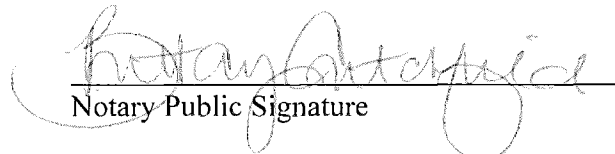

Name: DARON KIDD
Address: 2502 N Rocky Point Dr
STE 1050, TAMPA, FL 33607


By: Michael Lawson
Its: Chairman, Board of Supervisors


Name: Brittany Crutchfield
Address: 2502 N Rocky Point Dr, #1050
Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 19 day of November, 2024, by Michael Lawson as Chair of
the Hidden Creek Community Development District, who is personally known to me or produced
_____ as identification.


Notary Public Signature



BRITTANY CRUTCHFIELD
Commission # HH 513171
Expires June 15, 2028

Notary Stamp

SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

EXHIBIT "A"

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF TRACT I (JACKEL CHASE DRIVE), FOREST BROOKE PHASE 2A, PLAT BOOK 130, PAGE 35, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, ALSO BEING IN SECTION 8, TOWNSHIP 32 SOUTH, RANGE 20 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL A PER FOREST BROOKE PHASE 2A AS RECORDED IN PLAT BOOK 130, PAGE 35 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE EAST ALONG THE SOUTH BOUNDARY LINE OF PARCEL A, A DISTANCE OF 181.66 FEET; THENCE NORTH, A DISTANCE OF 131.69 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY TRACT I (JACKEL CHASE DRIVE), ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 44°09'15" WEST, A DISTANCE OF 14.76 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS NORTH 82°52'50" WEST, A DISTANCE 31.28 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 33.80 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 210.00 FEET AND A CHORD WHICH BEARS NORTH 46°06'30" EAST AND A DISTANCE OF 89.36 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 90.05 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS SOUTH 05°09'55" EAST AND A DISTANCE OF 31.46 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 34.02 FEET; THENCE SOUTH 44°09'15" EAST, A DISTANCE OF 14.30 FEET; THENCE SOUTH 45°50'45" WEST, A DISTANCE OF 50.00 FEET; TO THE POINT OF BEGINNING

CONTAINING 1,904.32 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

Legend:

CDD COMMUNITY DEVELOPMENT DISTRICT
LB LICENSED BUSINESS
LLC LIMITED LIABILITY COMPANY
No. NUMBER
ORB OFFICIAL RECORD BOOK
PG PAGE
PSM PROFESSIONAL SURVEYOR AND MAPPER
R/W RIGHT OF WAY

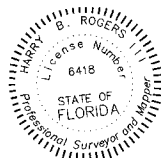
Harry B Rogers III

08:32:02 2024.12.27

Harry B. Rogers III '00'05-

08/08/2022

Harry B. Rogers III, PSM Date
Florida Professional Surveyor & Mapper No. 6418
for Hamilton Engineering and Surveying, Inc.
Certificate of Authorization No. LB7013



THE SIDELINES OF SAID EASEMENT ARE TO BE EXTENDED OR TRIMMED TO MEET THE BOUNDARY LINES AND SHALL NOT ENCR OACH INTO ANY BUILDING OR STRUCTURES.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2007 ADJUSTMENT). THE SOUTH BOUNDARY OF PARCEL A PER FOREST BROOKE PHASE 2A AS RECORDED IN PLAT BOOK 130, PAGE 35 N 90°00'00" E.

**INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER



HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3536

LB #7013 CA #0474
www.HamiltonEngineering.US

778 WARNER LANE
ORLANDO, FL 32803
TEL: 407.382.6929

**FOREST BROOK
CDD RIGHT OF WAY VACATE I**

Page 109 of 237

SEC 8-17-32

ORB NUMBER
031 25.0026

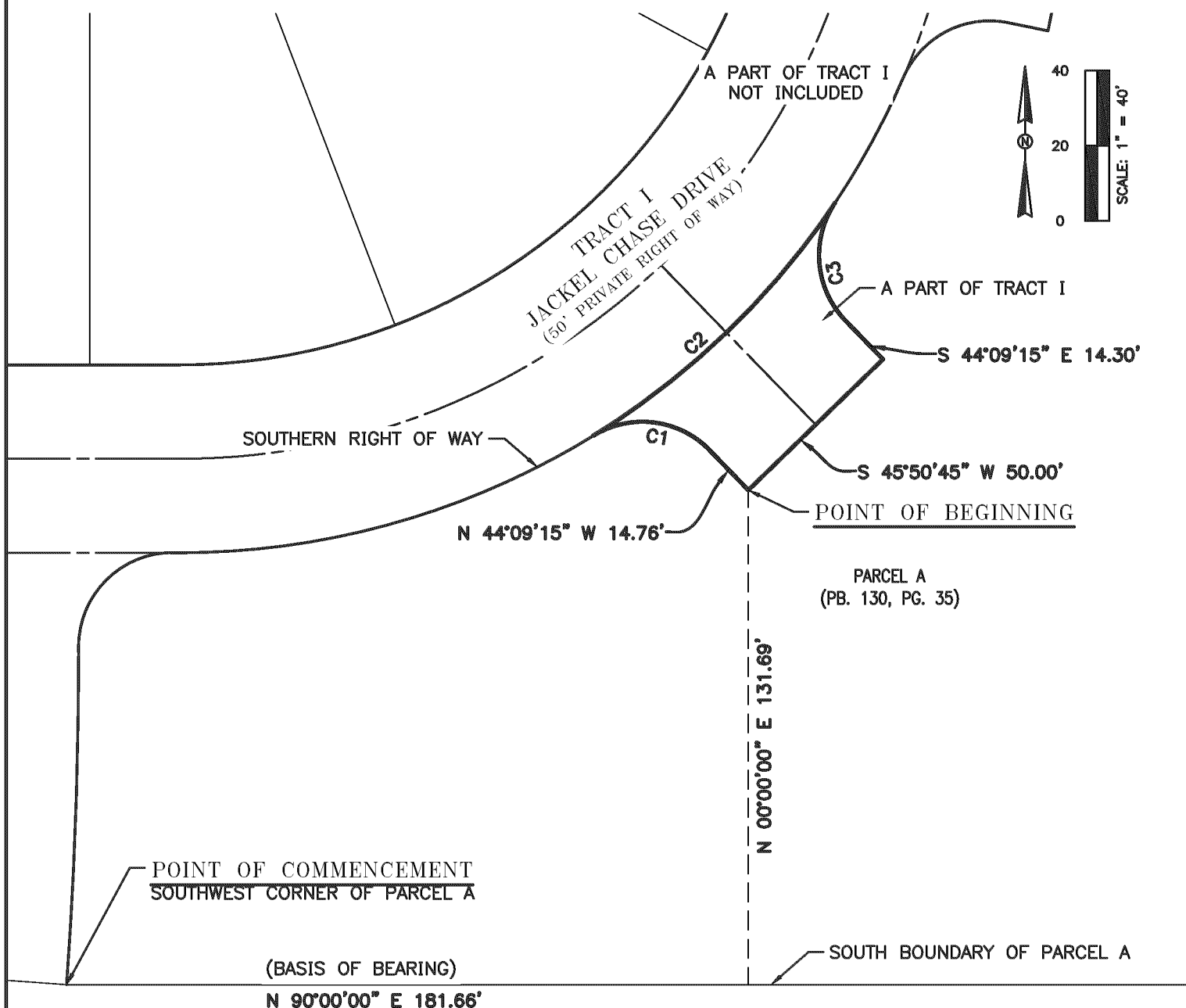
SCALE
AS SHOWN

DATE
08/08/2022

SHEET
1/2

SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

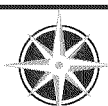
EXHIBIT "A"



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	25.00'	N 82°52'50" W	31.28'	33.80'	77°27'11"
C2	210.00'	N 46°06'30" E	89.36'	90.05'	24°34'09"
C3	25.00'	S 05°09'55" E	31.46'	34.02'	77°58'40"

INFORMATION NOT COMPLETE
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RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR &
MAPPER



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TEL: 407.382.5929

FOREST BROOK
CDD RIGHT OF WAY VACATE I

Page 170 of 237
SEC 08-17-32

OB NUMBER
031 25.0026

SCALE
AS SHOWN

DATE
08/08/2022

SHEET
2/2

SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

EXHIBIT "A"

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF TRACT I (JACKEL CHASE DRIVE), FOREST BROOKE PHASE 2A, PLAT BOOK 130, PAGE 35, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, ALSO BEING IN SECTION 8, TOWNSHIP 32 SOUTH, RANGE 20 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL A PER FOREST BROOKE PHASE 2A AS RECORDED IN PLAT BOOK 130, PAGE 35 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA;; THENCE EAST ALONG THE SOUTH BOUNDARY LINE OF PARCEL A, A DISTANCE OF 261.53 FEET; THENCE NORTH, A DISTANCE OF 253.94 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY TRACT I (JACKEL CHASE DRIVE), ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 78°32'39" WEST, A DISTANCE OF 10.85 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS SOUTH 62°26'17" WEST, A DISTANCE 31.48 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 34.05 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 210.00 FEET AND A CHORD WHICH BEARS NORTH 14°34'11" EAST AND A DISTANCE OF 64.62 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 64.88 FEET; THENCE NORTH 59°26'48" EAST, A DISTANCE OF 12.04 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS SOUTH 64°55'50" EAST AND A DISTANCE OF 11.77 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 11.88 FEET; THENCE SOUTH 78°32'39" EAST, A DISTANCE OF 11.41 FEET; THENCE SOUTH 11°27'21" WEST, A DISTANCE OF 50.00 FEET; TO THE POINT OF BEGINNING

CONTAINING 1,647.23 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

Legend:

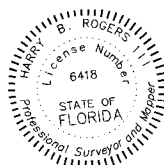
CDD COMMUNITY DEVELOPMENT DISTRICT
LB LICENSED BUSINESS
LLC LIMITED LIABILITY COMPANY
No. NUMBER
ORB OFFICIAL RECORD BOOK
PG PAGE
PSM PROFESSIONAL SURVEYOR AND MAPPER
R/W RIGHT OF WAY

THE SIDELINES OF SAID EASEMENT ARE TO BE EXTENDED OR TRIMMED TO MEET THE BOUNDARY LINES AND SHALL NOT ENCROACH INTO ANY BUILDING OR STRUCTURES.

Harry B Rogers III

08:35:06 2024.12.27

'00'05-



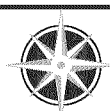
BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2007 ADJUSTMENT). THE SOUTH BOUNDARY OF PARCEL A PER FOREST BROOKE PHASE 2A AS RECORDED IN PLAT BOOK 130, PAGE 35 N 90°00'00" E.

Harry B. Rogers III 08/08/2022
Harry B. Rogers III, PSM Date
Florida Professional Surveyor & Mapper No. 6418
for Hamilton Engineering and Surveying, Inc.
Certificate of Authorization No. LB7013

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR &
MAPPER



HAMILTON
ENGINEERING & SURVEYING, LLC

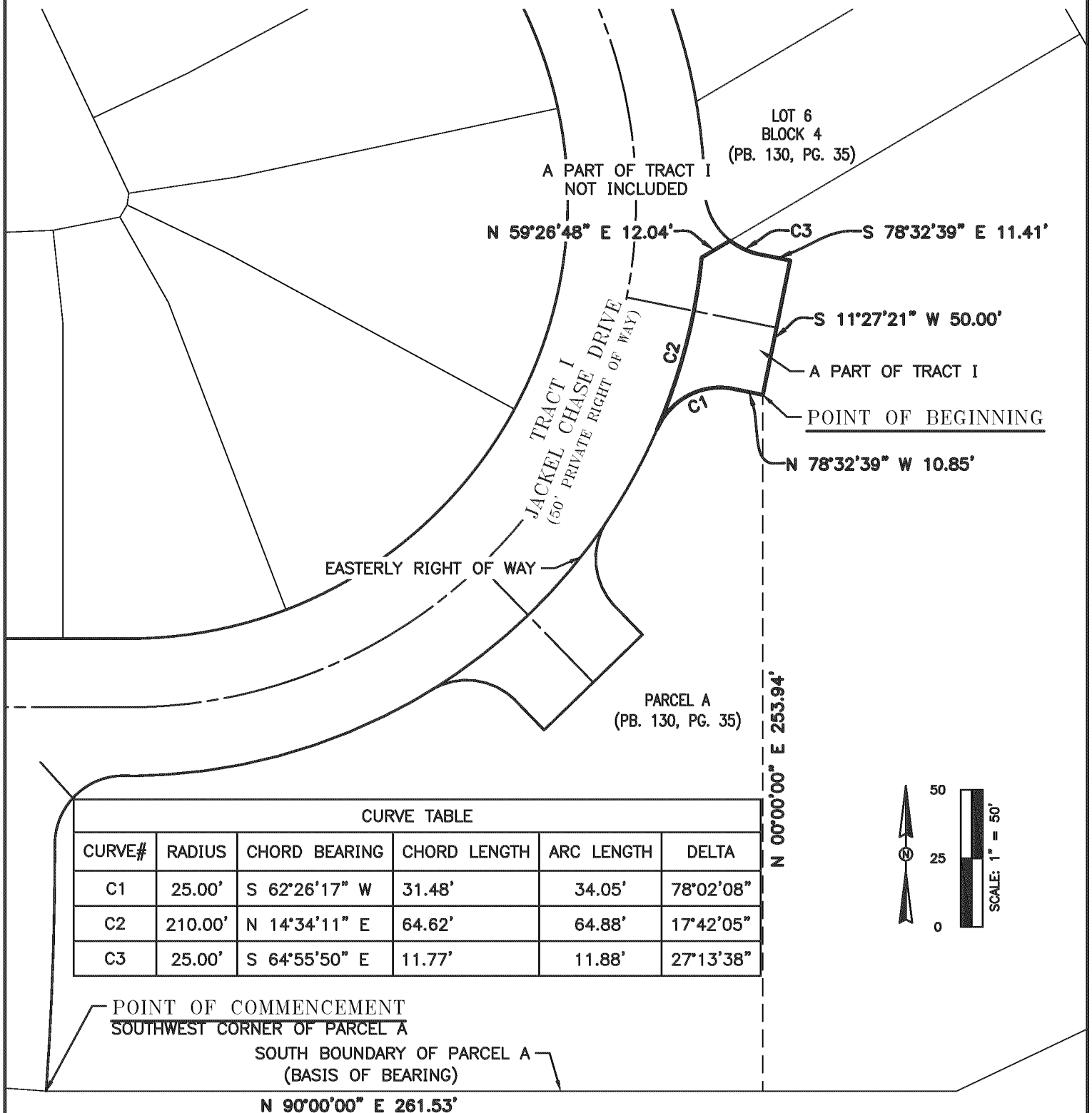
3409 W LEMON ST TAMP A, FL 33609 TEL: 813.250.3536 LB #7013 CA #0474 www.HamiltonEngineering.US 775 WARNER LANE ORLANDO, FL 32803 TEL: 407.382.6929

FOREST BROOK
CDD RIGHT OF WAY VACATE II

Page 1 of 2
SEC 8-17-32 031 25.0026 SCALE AS SHOWN DATE 08/08/2022 SHEET 1/2

SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

EXHIBIT "A"



INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

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RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR &
MAPPER



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ENGINEERING & SURVEYING, LLC

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775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.382.5929

FOREST BROOK
CDD RIGHT OF WAY VACATE II

Page 2 of 2
SEC 08-17-32

ORD # 2017-0026
O31 25.0026

SCALE
AS SHOWN

DATE
08/08/2022

SHEET
2/2

EXHIBIT 16

AGENDA

Consideration: \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 26th day of June, 2025, by **HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantor**"), whose address is c/o Kai 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607, in favor of **DUNE FL LAND I SUB LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 2502 Rocky Point Dr, Suite 1050, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**");

See **EXHIBIT "A"** attached hereto and incorporated herein by this reference

Grantor hereby reserves for the benefit of Grantor, along with its successors and assigns, a perpetual drainage and access easement over, across, under and upon the Property.

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.


AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2025 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

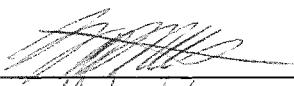
NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.


IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

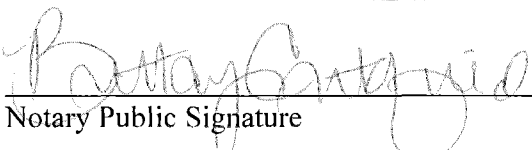

Name: DALTON LIND
Address: 2502 N Rocky Point Dr.
STE 1050, TAMPA, FL 33607


By: Michael Lawson
Its: Chairman, Board of Supervision


Name: Brittany Crutchfield
Address: 2502 N Rocky Point Dr. #1000
Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 19 day of November, 2024, by Michael Lawson, as Chair of
the Hidden Creek Community Development District, who is personally known to me or produced
_____ as identification.


Notary Public Signature



BRITTANY CRUTCHFIELD
Commission # HH 513171
Expires June 15, 2028

Notary Stamp

SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

EXHIBIT "A"

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF FOREST BROOKE PHASE 4A, PLAT BOOK 138, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, ALSO BEING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A THE NORTHEAST CORNER OF TRACT C, FOREST BROOKE PHASE 4A, PLAT BOOK 138, PAGE 15; THENCE SOUTH ALONG THE EAST BOUNDARY OF FOREST BROOKE PHASE 4A, A DISTANCE OF 339.94 FEET; THENCE SOUTH 81°29'19" WEST, A DISTANCE OF 50.16 FEET TO A POINT ALONG THE WEST BOUNDARY OF TRACT E, FOREST BROOKE PHASE 4A; ALSO BEING A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,538.00 FEET AND A CHORD WHICH BEARS NORTH 09°52'31" WEST AND A DISTANCE OF 350.84 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 351.61 FEET TO THE NORTHWEST CORNER OF TRACT C, FOREST BROOKE PHASE 4A; THENCE NORTH 89°06'13" EAST ALONG SAID NORTH BOUNDARY OF TRACT C, A DISTANCE OF 109.79 FEET; TO THE POINT OF BEGINNING.

CONTAINING 25,106.36 SQUARE FEET OR 0.58 ACRES, MORE OR LESS.

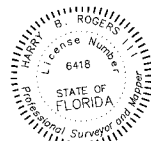
Legend:

CDD	COMMUNITY DEVELOPMENT DISTRICT
LB	LICENSED BUSINESS
LLC	LIMITED LIABILITY COMPANY
No.	NUMBER
ORB	OFFICIAL RECORD BOOK
PG	PAGE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT OF WAY

Harry B Rogers III

08:27:54 2024.12.27

'00'05-



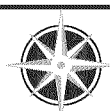
Harry B. Rogers III 08/16/2022
 Harry B. Rogers III, PSM Date
 Florida Professional Surveyor & Mapper No. 6418
 for Hamilton Engineering and Surveying, Inc.
 Certificate of Authorization No. LB7013

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2007 ADJUSTMENT). THE EAST BOUNDARY OF FOREST BROOKE PHASE 4A, HAVING A GRID BEARING OF S 00°00'00" E

**INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER



HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST LB #7013 OA #0474 778 WARNER LANE
 TAMPA, FL 33609 www.HamiltonEngineering.US ORLANDO, FL 32803
 TEL: 813.250.3536 TEL: 407.382.6929

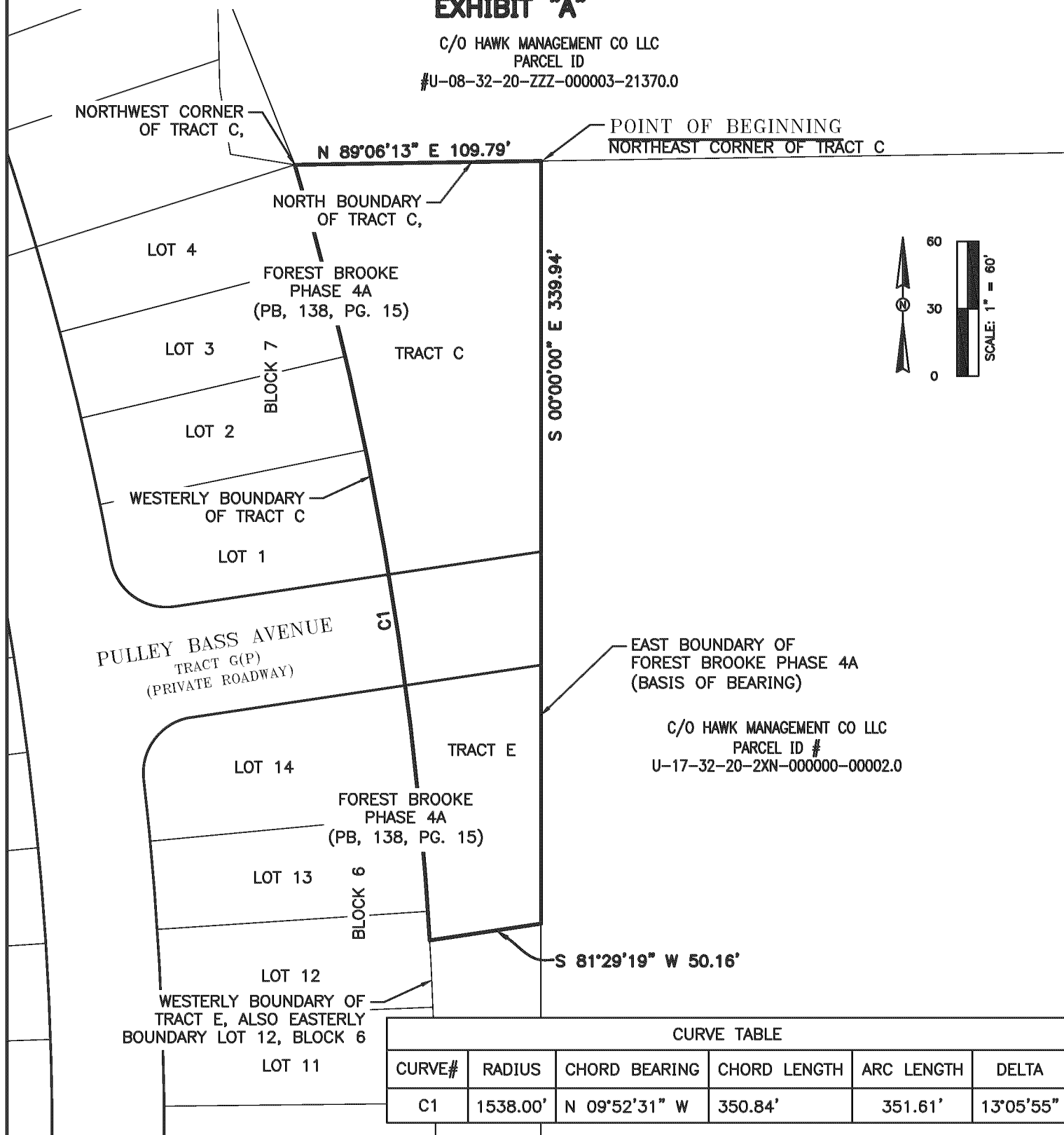
**FOREST BROOKE
FOREST BROOKE PHASE 4A CDD**

Page 6 of 237	SEC NUMBER 17-32-20	SCALE AS SHOWN	DATE 08/16/2022	SHEET 1/2
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SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

EXHIBIT "A"

C/O HAWK MANAGEMENT CO LLC
PARCEL ID
#U-08-32-20-ZZZ-000003-21370.0



CURVE TABLE

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	1538.00'	N 09°52'31" W	350.84'	351.61'	13°05'55"

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR &
MAPPER



HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3536

LB #7013 CA #0474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.382.5929

FOREST BROOKE
FOREST BROOKE PHASE 4A CDD

Page 7 of 23
SEC 17-32-20

OB NUMBER
031 25.0026

SCALE
AS SHOWN

DATE
08/16/2022

SHEET
2/2

EXHIBIT 17

AGENDA

Consideration: \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 26th day of June, 2025, by **SOUTHSHORE BAY CLUB, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 2502 Rocky Point Dr, Suite 1050, Tampa, Florida 33607, in favor of **HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is c/o Kai 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**");

See **EXHIBIT "A"** attached hereto and incorporated herein by this reference

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

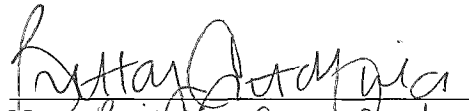
AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2025 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

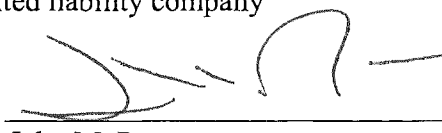
THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.


IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:

SOUTHSHORE BAY CLUB, LLC, a Florida
limited liability company

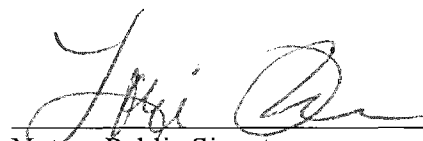

Name: Brittany Crawford
Address: 2502 N. Rocky Point Dr., #1050
Tampa, FL 33607

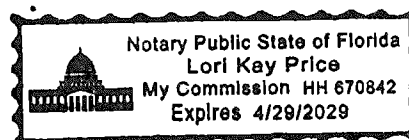
By: 
John M. Ryan
Manager


Name: Lori Kay Price
Address: 2502 N. Rocky Point Dr., #1050
Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 22nd day of May, 2025, by John M. Ryan, as Manager of
Southshore Bay Club, LLC, a Florida limited liability company, on behalf of the company, who is
☒ personally known to me or ☐ has produced _____ as
identification.


Notary Public Signature



Notary Stamp

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 8 AND 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOUROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF FOREST BROOKE ACTIVE ADULT PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION PLAT BOOK 130, PAGE 148, OF THE PUBLIC RECODS OF HILLSBOROUGH COUNTY FLORIDA; THENCE NORTH 36°00'11" EAST, A DISTANCE OF 16.03 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,087.00 FEET AND A CHORD WHICH BEARS NORTH 14°08'55" EAST AND A DISTANCE OF 39.85 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 39.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 1,087.00 FEET AND A CHORD WHICH BEARS NORTH 00°26'36" WEST A DISTANCE OF 509.04 FEET; THENCE ALONG THE ARC OF SAID CURVE 513.81 FEET; THENCE NORTH 52°32'20" WEST, A DISTANCE OF 20.40 FEET; THENCE NORTH 15°55'06" WEST, A DISTANCE OF 121.71 FEET; THENCE NORTH 16°19'56" EAST, A DISTANCE OF 29.09 FEET TO A POINT ON THE WESTERLY BOUNDARY OF FOREST BROOKE ACTIVE ADULT PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION PLAT BOOK 130, PAGE 150, OF THE PUBLIC RECODS OF HILLSBOROUGH COUNTY FLORIDA, SAID POINT BEING A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,097.00 FEET AND A CHORD WHICH BEARS SOUTH 04°41'11" EAST AND A DISTANCE OF 671.71 FEET; THENCE ALONG SAID WESTERLY BOUNDARY AND SAID CURVE TO THE RIGHT A DISTANCE OF 682.67 FEET; THENCE NORTH 72°09'09" WEST, A DISTANCE OF 10.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,268.61 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

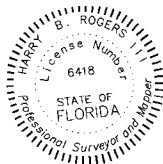
LEGEND:

LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE...THE WESTERLY BOUNDARY OF TRACT H, FOREST BROOKE ACTIVE ADULT PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION PLAT BOOK 130, PAGE 148, OF THE PUBLIC RECODS OF HILLSBOROUGH COUNTY FLORIDA, HAVING A GRID BEARING OF SOUTH 20°44'14" WEST.

Harry B Rogers III
10:57:26 2024.12.09
'00'05-



Harry B. Rogers III 12/09/2024
HARRY B. ROGERS III, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6418
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

**HAMILTON**
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

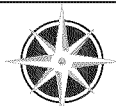
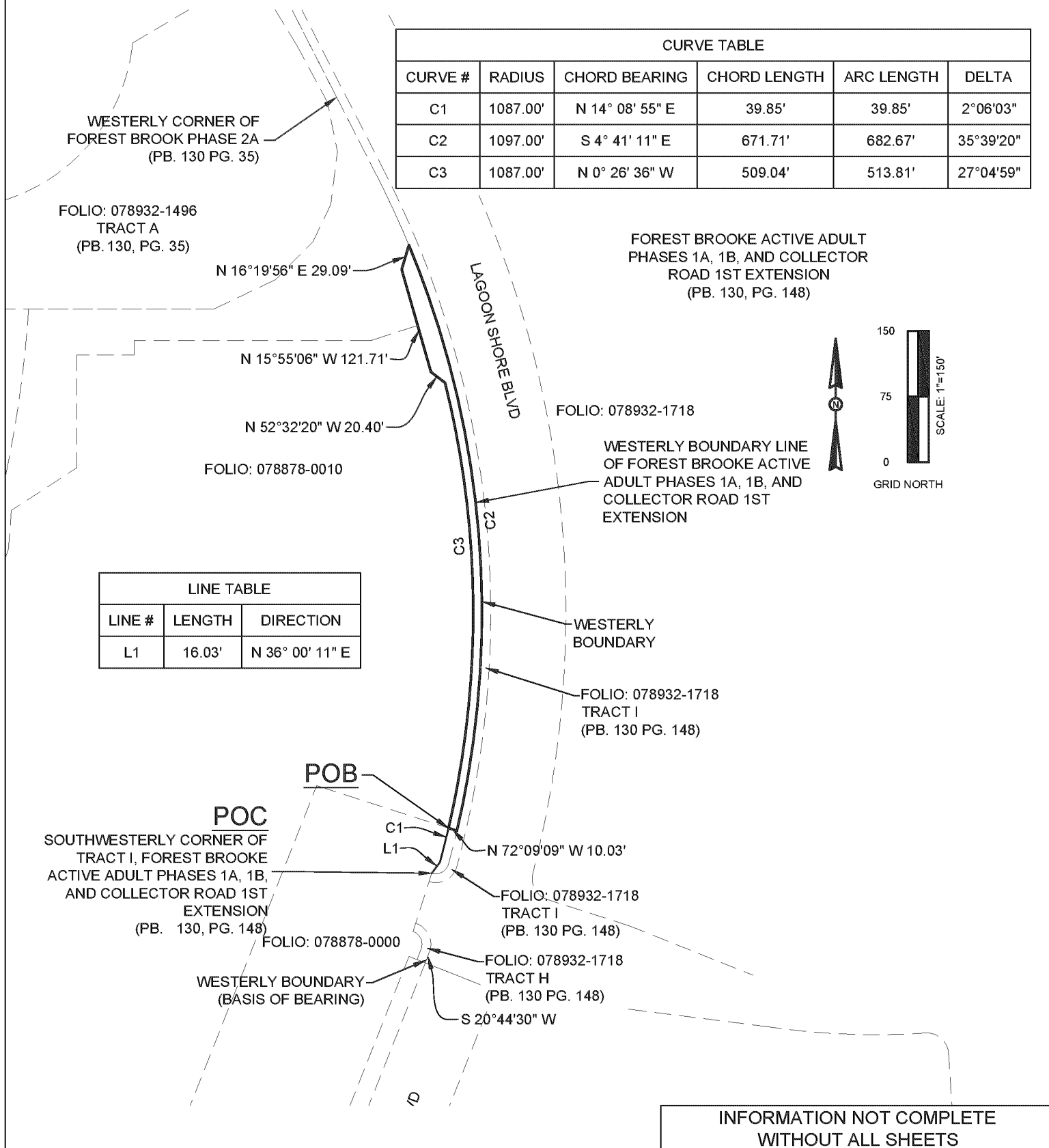
3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535	2400 N FORSYTH RD ORLANDO, FL 32807 TEL: 407.362.5929	8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178
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SOUTHSHORE BAY

CLUB OWNED BUFFER CDD CONVEYANCE

SEC TWP RNG	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
17 AND 8-32-20	24HAM0156	GCT/RM	09/13/2024	1 OF 2

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"



HAMILTON
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

2400 N FORSYTH RD
ORLANDO, FL 32807
TEL: 407.362.5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

SOUTHSHORE BAY

CLUB OWNED BUFFER CDD CONVEYANCE

Page 182 of 237

SEC TWP RING
17 AND 8-32-20

JOB NUMBER:
24HAM0156

DRAWN BY:
GCT/RM

DATE:
09/13/2024

SHEET:
2 OF 2






EXHIBIT 18

AGENDA

SOUTHSHORE BAY LAGOON SURROUNDS PROPERTY CLEANUP



LEGEND

-  CDD OWNED LAND CONVEYED TO DUNE FL LAND I SUB
 -  OWNED BY DUNE FL LAND I SUB CONVEYED TO CDD
 -  PROPOSED MULTI FAMILY DEVELOPMENT BOUNDARY
 -  PROPOSED SOUTHSORE BAY CLUB BOUNDARY
 -  CONVEYANCE TYPE LABEL (SEE ABOVE NOTES)



PREPARED BY:

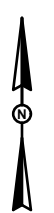
HAMILTON

ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
TEL : 813.250.3535

LB #7013 CA #8474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929



GRID NORTH
DRAWN BY: RMM
DATE: 09/26/2024

EXHIBIT 19

AGENDA



Southshore Bay CDD

Gary Schwartz

Complete

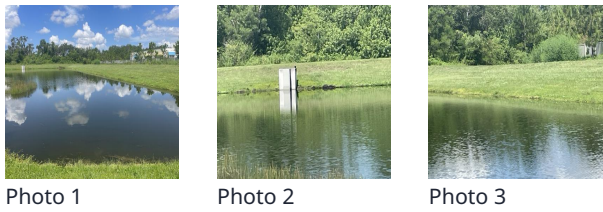
Score	100 / 115 (86.96%)	Flagged items	4	Actions	4
-------	--------------------	---------------	---	---------	---

30 Jul 2025 11:23 EDT

Prepared by	Gary Schwartz
Ponds	34 / 36 (94.44%)
Ponds 1	3 / 3 (100%)

Ponds

Good



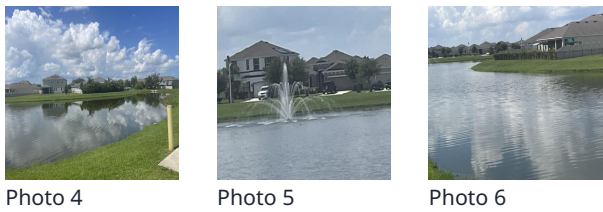
Pond Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.711104028921035,
-82.32585851770682)

Ponds 2	3 / 3 (100%)
---------	--------------

Ponds

Good



Pond Location

Ponds 3	2 / 3 (66.67%)
---------	----------------

Ponds

Fair

The filamentous algae in the pond was treated and is beginning to die.



Photo 7



Photo 8



Photo 9

Pond Location

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 10



Photo 11

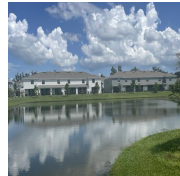


Photo 12

Pond Location

Ponds 5

3 / 3 (100%)

Ponds

Good



Photo 13



Photo 14

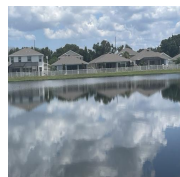


Photo 15

Pond Location

16611 Mooner Plank Cir
Wimauma FL 33598
United States
(27.709286159617193,
-82.32328954594932)

Ponds 6

3 / 3 (100%)

Ponds

Good

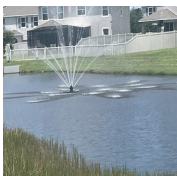


Photo 16

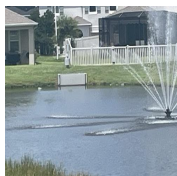


Photo 17



Photo 18

Pond Location

5014 Jackel Chase Dr
Wimauma FL 33598
United States
(27.706148131716258,
-82.3235059455495)

Ponds 7

3 / 3 (100%)

Ponds

Good



Photo 19



Photo 20



Photo 21

Pond Location

16881 Scuba Crest St
Wimauma FL 33598
United States
(27.70330941637325,
-82.32163966888984)

Ponds 8

3 / 3 (100%)

Ponds

Good



Photo 22



Photo 23

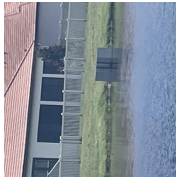


Photo 24

Pond Location

16924 Clear Cork Dr
Wimauma FL 33598
United States
(27.700939682496504,
-82.32272478869169)

Ponds 9

3 / 3 (100%)

Ponds

Good



Photo 25



Photo 26



Photo 27

Pond Location

16957 Scuba Crest St
Wimauma FL 33598
United States
(27.699573709002912,
-82.32165816553758)

Ponds 10

3 / 3 (100%)

Ponds

Good



Photo 28



Photo 29

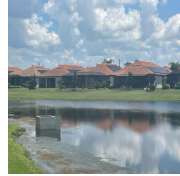


Photo 30

Pond Location

16958 Scuba Crest St
Wimauma FL 33598
United States
(27.699388988472613,
-82.3212922707897)

Ponds 11

3 / 3 (100%)

Ponds

Good



Photo 31



Photo 32

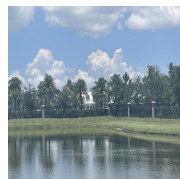


Photo 33

Pond Location

Ponds 12

2 / 3 (66.67%)

Ponds

Fair

The filamentous algae in the pond is beginning to die.



Photo 34



Photo 35

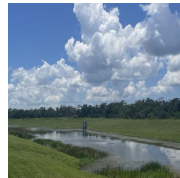


Photo 36

Pond Location

16972 Oval Rum Dr
Wimauma FL 33598
United States
(27.7021894371277,
-82.33016867198266)

Landscaping

4 flagged, 4 actions, 48 / 60 (80%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



Photo 37



Photo 38



Photo 39

Landscaping Location

Landscaping 2

3 / 3 (100%)

Landscaping

Good



Photo 40

Landscaping Location

Landscaping 3

3 / 3 (100%)

Landscaping

Good



Photo 41



Photo 42



Photo 43

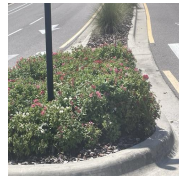


Photo 44



Photo 45

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.710870102132553,
-82.32551551893792)

Landscaping 4

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 46

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Aug 2025 11:50 EDT | Created by: Gary Schwartz

Dead Bismarck Palm

Needs removal

Landscaping Location

Landscaping 5

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 47

To do | Assignee: Gary Schwartz | Priority: Medium | Due: 6 Aug 2025 12:07 EDT | Created by: Gary Schwartz

Dead red maple tree

Needs removal and replacement.

Landscaping Location

16603 Goose Ribbon Pl
Wimauma FL 33598
United States
(27.71040310488974,
-82.32699894484975)

Landscaping 6

3 / 3 (100%)

Landscaping

Good



Photo 48

Landscaping Location

Landscaping 7

3 / 3 (100%)

Landscaping

Good



Photo 49

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States

(27.70834803244119,
-82.32366663927374)

Landscaping 8

3 / 3 (100%)

Landscaping

Good



Photo 50



Photo 51



Photo 52

Landscaping Location

5002 Jackel Chase Dr
Wimauma FL 33598
United States
(27.7071435229531,
-82.32392720967282)

Landscaping 9

3 / 3 (100%)

Landscaping

Good



Photo 53

Landscaping Location

5006 Jackel Chase Dr
Wimauma FL 33598
United States
(27.706950264244792,
-82.32341336897821)

Landscaping 10

3 / 3 (100%)

Landscaping

Good



Photo 54



Photo 55

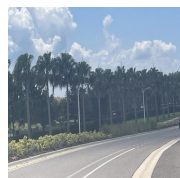


Photo 56

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.704649617056525,
-82.32290407171945)

Landscaping 11

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 57

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Aug 2025 12:59 EDT | Created by: Gary Schwartz

Dead Bismarck Palm Tree

Needs removal and replacement.

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.70344166824371,
-82.3227283268747)

Landscaping 12

2 / 3 (66.67%)

Landscaping

Fair



Photo 58

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.703306476874936,
-82.32226024168648)

Landscaping 13

3 / 3 (100%)

Landscaping

Good



Photo 59



Photo 60

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.703337802656545,
-82.32228330882576)

Landscaping 14

3 / 3 (100%)

Landscaping

Good



Photo 61

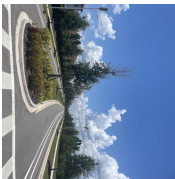


Photo 62

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.70066090562881,
-82.3237307266003)

Landscaping 15

3 / 3 (100%)

Landscaping

Good



Photo 63



Photo 64



Photo 65



Photo 66

Landscaping Location

17088 Oval Rum Dr
Wimauma FL 33598
United States
(27.699625203411745,
-82.32787521563687)

Landscaping 16

2 / 3 (66.67%)

Landscaping

Fair



Photo 67

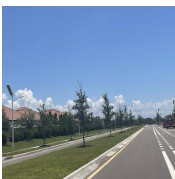


Photo 68

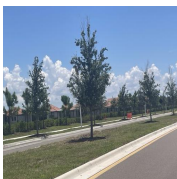


Photo 69

Landscaping Location

17029 Pocket Reel Ln
Wimauma FL 33598
United States
(27.698654019987774,
-82.3253825499989)

Landscaping 17

2 / 3 (66.67%)

Landscaping

Fair



Photo 70



Photo 71

Landscaping Location

Needs improvement

Landscaping 18

3 / 3 (100%)

Landscaping

Good



Photo 72

Landscaping Location

Landscaping 19

2 / 3 (66.67%)

Landscaping

Fair



Photo 73

Landscaping Location

Landscaping 20

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 74

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Aug 2025 13:52 EDT | Created by: Gary Schwartz

Dead Sabal palm

Remove and replace.

Landscaping Location

17436 Holly Well Ave
Wimauma FL 33598
United States
(27.690556714603073,
-82.32193635392767)

Mailbox

Good



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79

Mailbox Location

16695 Maude Dr
Wimauma FL 33598
United States
(27.70917454370038,
-82.32784235975369)

Streetlights

Working



Photo 80



Photo 81



Photo 82

Streetlights Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.710944639327636,
-82.32552896732254)

Signage

Good



Photo 83



Photo 84

Gates

Fair

Waiting for the repair estimate for the front entrance gates. Gates were sprayed with lithium grease for temporary noise issues. The Hidden Creek repair estimate was submitted. Waiting fo approval.



Photo 85



Photo 86



Photo 87

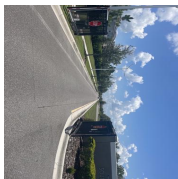


Photo 88



Photo 89

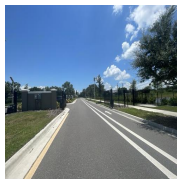


Photo 90

Sidewalks

Good



Photo 91



Photo 92



Photo 93



Photo 94

Sidewalks Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.710999686116878,
-82.32533390516687)

Common Area Fence

Good

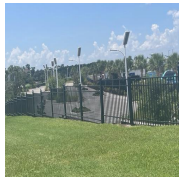


Photo 95



Photo 96

Roads

Good



Photo 97



Photo 98

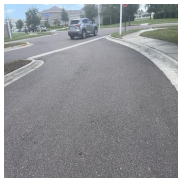


Photo 99

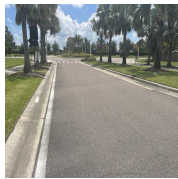


Photo 100

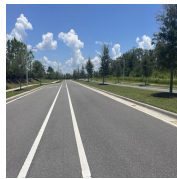


Photo 101



Photo 102

Roads Location

16619-16621 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.711336392309768,
-82.32599384345976)

Sign Off

Gary Schwartz
30 Jul 2025 16:28 EDT

Flagged items & Actions

4 flagged, 4 actions

Flagged items

4 flagged, 4 actions

Page 1: Initial questions / Landscaping / Landscaping 4

Landscaping

Poor



Photo 46

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Aug 2025 11:50 EDT | Created by: Gary Schwartz

Dead Bismarck Palm

Needs removal

Page 1: Initial questions / Landscaping / Landscaping 5

Landscaping

Poor



Photo 47

To do | Assignee: Gary Schwartz | Priority: Medium | Due: 6 Aug 2025 12:07 EDT | Created by: Gary Schwartz

Dead red maple tree

Needs removal and replacement.

Page 1: Initial questions / Landscaping / Landscaping 11

Landscaping

Poor



Photo 57

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Aug 2025 12:59 EDT | Created by: Gary Schwartz

Dead Bismarck Palm Tree

Needs removal and replacement.

Landscaping

Poor



Photo 74

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Aug 2025 13:52 EDT | Created by: Gary Schwartz

Dead Sabal palm

Remove and replace.

Other actions

0 actions

Media summary



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



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

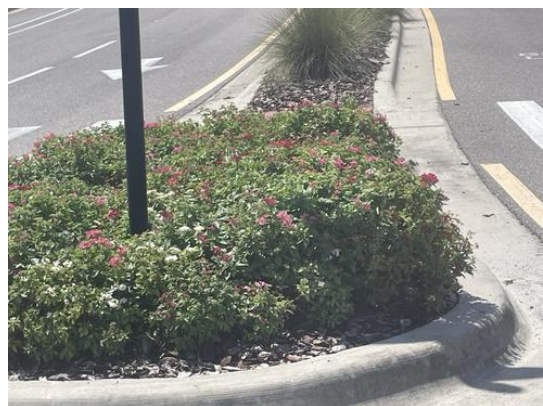


Photo 44



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



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102

EXHIBIT 20

AGENDA

June 20, 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 Hardwood tree trimming behind properties.

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.
- Hardwood tree trimming of (18) trees at the back of the property's common areas of Hidden Creek CDD along the ditch (touching homes).
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price- \$5,100.00

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 21

AGENDA

July 15, 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: Hidden Creek - Annuals.

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.
- Installation of (4,060) 4.5' Mix color Vincas/Pentas annual flowers to all the bull nose islands where annual flowers are planted. South to north and Hidden Creek Blvd. (hidden Creek CDD only)
- Installation of (6) yds of topsoil.
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price: \$9,714.88

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 22

AGENDA

August 1, 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: Technician has reported a zone 28 decoder error on the first controller and zone 7 has a zone line break on the second controller for Hidden Creek. Below is a description of work to be completed and cost if approved.

SCOPE OF WORK:

Decoder Replacement-

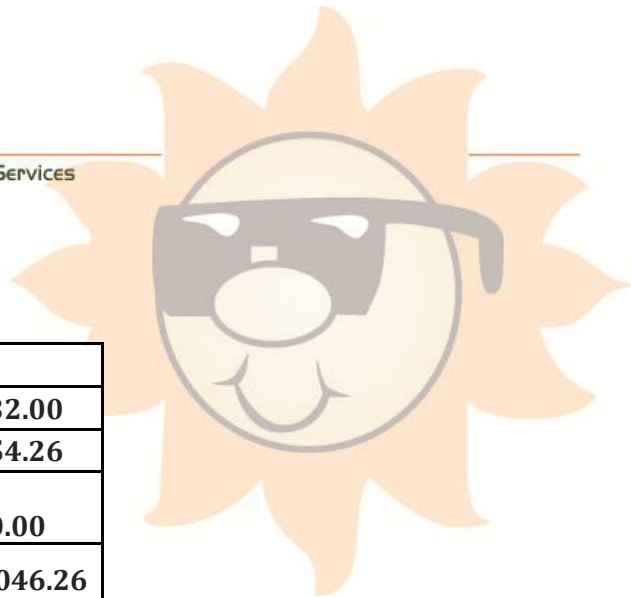
- Using an electronic wire tracking device follow the wire path to identify the valve location.
- Excavate the area around the valve to remove the valve box.
- Expose the communication wire and connections.
- Using a handheld decoder programmer verify the decoder programming.
- Cut the decoder from the 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.

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.



SUBOUT				
LABOR	8		\$79.00	\$632.00
MATERIAL	1		\$354.26	\$354.26
TRIP CHARGE	1		\$60.00	\$60.00
GRAND TOTAL				\$1,046.26

Total Price- \$1,046.26

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 23

AGENDA

July 15, 2025

Hidden Creek CDD
5002 Jackel Chase Dr
Wimauma, FL 33598

Re: Hidden Creek CDD

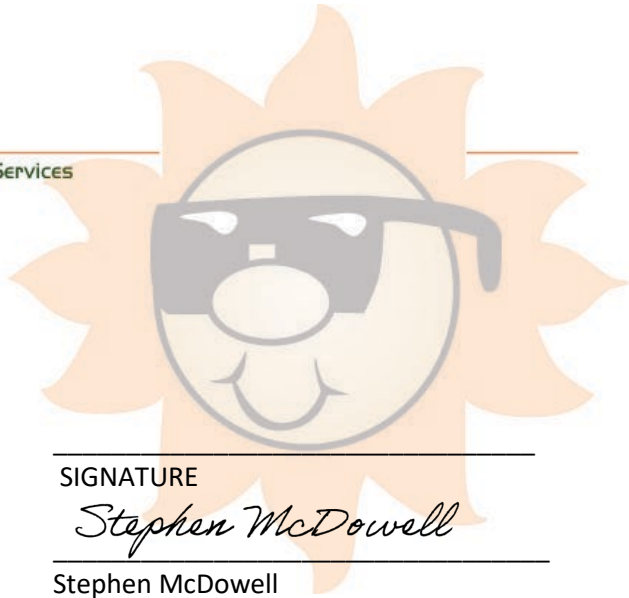
Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

QUOTE: Hidden Creek plant replacements.

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.
- Southshore Lagoon first round about and median islands along Lagoon Bay Blvd. Installation of (85) 3-gal Ixora Taiwanese.
- Southshore Lagoon first round about and median islands along Lagoon Bay Blvd. Installation of (100) 3-gal Japanese Privet.
- Southshore Lagoon along Lagoon Bay Blvd and median island. Installation of (30) 3-gal Crotons Petra.
- Southshore Lagoon passing first round about and median. Installation of (60) 3-gal Ixora Taiwanese.
- Southshore Lagoon around the guard house. Installation of (140) 3-gal Ixora Taiwanese.
- Hidden Creek entrance South and median. Installation of (40) 3-gal Ixora Taiwanese.
- Southshore Lagoon median along Lagoon Shore Blvd. Installation of (20) 3-gal Ixoras Taiwanese.
- Hidden Creek entrance South and median. Installation of (95) 3-gal Arboricola.
- Southshore Lagoon median. Installation of (38) 3-gal Ixora Taiwanese.
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price: \$19,110.28



Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell

Florida Commercial Care, Inc.

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EXHIBIT 24

AGENDA

Snowbird Electric LLC
3307 N Bailey St
Tampa, FL 33603
8133993968
snowbird.electric.llc@gmail.c
om
www.snowbirdelectricllc.com

Estimate 1259



ADDRESS Hidden Creek Blvd- Back Gates On Site Contact- Gary Schwartz Site Location- Hidden Creek Blvd Wimauma, FL 33598	DATE	TOTAL	
	07/22/2025	\$825.92	

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Materials	Materials required to replace 5 20 amp Eaton BR type GFI breakers at the back gate locations that are displaying nuisance tripping.	489.23T
	Labor	Labor required to replace 5 20 amp Eaton BR type GFI breakers at the back gate locations that are displaying nuisance tripping. Relabel Panel to display correct location and function of equipment.	300.00

Please reply to this email if you wish to accept the terms of this estimate	SUBTOTAL	789.23
	TAX	36.69

We look forward to the opportunity to work with you. Feel free to reach out to us with any questions. Have a great day!	TOTAL	\$825.92
	THANK YOU.	

Sage Parsons
Snowbird Electric LLC
snowbird.electric.llc@gmail.com
(813)-399-3968

Snowbird Electric LLC will always professionally and accurately install, repair, and/or modify your electrical

system(s) with the goals of customer satisfaction and quality work in mind. Snowbird Electric LLC is only responsible for the component(s) of the electrical system(s) contained in the scope of work that is referenced above in the description sections of this estimate. Materials costs could be subject to fluctuations based on market conditions and availability.

Cash or Check are the preferred methods of payments as there are no fees
ACH/bank transfers incur a 1% fee on the total
Credit cards incur a 3% fee on the total

Accepted By

Accepted Date

EXHIBIT 25

AGENDA

Snowbird Electric LLC
3307 N Bailey St
Tampa, FL 33603
8133993968
snowbird.electric.llc@gmail.c
om
www.snowbirdelectricllc.com

Estimate 1263



ADDRESS	DATE	TOTAL
on site contact- Gary Schwartz site location near-- Guard Shack at 16678 Lagoon Shore Blvd Wimauma, FL 33598	07/25/2025	\$1,634.38

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Materials	Materials required to replace the two existing security light fixtures for high output LED security lights.	325.00
	Labor	Labor required to replace the two existing security light fixtures for high output LED security lights.	550.00
	Materials	Lift rental to access the security lights	735.00
		NOTE: If the lights are malfunctioning due to only a bad photo cell that is by the existing electric panel, the cost to do the entire job would \$350 (parts and labor). I would recommend testing the photocell first before committing to the higher priced job. We can investigate and test it for a additional \$50 trip charge(this charge would be deducted from the larger job if you chose to move forward).	

Please reply to this email if you wish to accept the terms of this estimate	SUBTOTAL	1,610.00
	TAX	24.38

We look forward to the opportunity to work with you. Feel free to reach out to us with any questions. Have a great day!	TOTAL	\$1,634.38
		THANK YOU.

Sage Parsons
Snowbird Electric LLC

snowbird.electric.llc@gmail.com
(813)-399-3968

Snowbird Electric LLC will always professionally and accurately install, repair, and/or modify your electrical system(s) with the goals of customer satisfaction and quality work in mind. Snowbird Electric LLC is only responsible for the component(s) of the electrical system(s) contained in the scope of work that is referenced above in the description sections of this estimate. Materials costs could be subject to fluctuations based on market conditions and availability.

Cash or Check are the preferred methods of payments as there are no fees

ACH/bank transfers incur a 1% fee on the total

Credit cards incur a 3% fee on the total

Accepted By

Accepted Date

EXHIBIT 26

AGENDA

ESTIMATE



Clean Team Tampa

(813) 439 0280

Cleanteamtampa@gmail.com

Est. No 2492

Southshore Bay Lagoon .

Gary@hikai.com

16881 Lagoon Shore Boulevard, Wimauma, FL, USA

DESCRIPTION	AMOUNT
Pressure washing	\$300.00
pressure washing for bridge columns—removing grime, algae, and buildup to restore structural integrity and appearance. Safe & efficient.	
SUBTOTAL	\$300.00
PAYMENT DUE	\$300.00

Terms and Conditions

[Click To View](#)

EXHIBIT 27

AGENDA

ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com
+1 (813) 476-1933



Bill to

SouthShore Bay CDD
2502 N. Rocky Point Dr.
Suite 1000
Tampa, FL 33607 USA

Estimate details

Estimate no.: 1468
Estimate date: 07/18/2025
Expiration date: 08/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Replace	This estimate is to replace and remount new soffit that is missing at the Guard House of SouthShore Bay. This replacement is to entail approx. (3) pieces of solid white vinyl soffit, J-Channel siding trim and trim nails to hold all pieces in place. Overall total includes all materials, supplies and labor for installation.	1	\$598.45	\$598.45
				Total	\$598.45

Note to customer

Thank you for your business opportunity.

This estimate is to replace and remount new soffit that is missing at the Guard House of SouthShore Bay.

To Note - This is based on what is seen/shared via picture sent of site of issue in email. Project here is Subject To Change.

Customer is tax exempt.

Expiry
date 08/16/2025

Accepted date

Accepted by

EXHIBIT 28

AGENDA



Phone: (863) 797-7525 (863) 968-6713
DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790
ECSINTEGRATIONS.COM



Hidden Creek CDD / Repair Hidden Creek Gate

Date:	7/24/2025	PROPOSAL	Proposal No:	TH25724
Submitted to:	Hidden Creek CDD	Job Location:	Hidden Creek CDD / Repair Hidden Creek Gate	
Attention:	Gary Schwartz Title: LCAM	Attention:	Gary Schwartz Title:	
Email:	gary@hikai.com	Email:	gary@hikai.com	
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:	
Address:	1540 International Parkway # 2000	Address:	Hidden Creek Blvd Resident gate entrance	
City / ST	Lake Mary / FL Zip: 32746	City / ST	Wimauma / FL Zip: 33598	

SCOPE OF WORK:

REPLACE / INSTALL SAFETY LOOP DETECTOR FOR RESIDENT GATE ENTRANCE MOTOR .

INCLUDED MATERIALS:

1- SAFETY LOOP DETECTOR . PROGRAMMING AND ADJUSTMENT

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT
DUE PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.

GRAND TOTAL: \$480.00

This proposal is valid through 8/23/2025

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____
ECS INTEGRATIONS- rev 2021-10-11

Signature: _____
Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency. 8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees in the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.