

Board of Supervisors:

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

District Staff:

Audette Bruce - District Manager
 Brian Quillen - Operations Director
 Adriana Urbina - Community Director
 John Vericker - District Counsel
 Vasili Kostakis - District Engineer
 Gary Schwartz - Field Services Manager

Hidden Creek Community Development District

Regular Meeting Agenda

Monday, October 13, 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, October 13, 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. Consent Agenda
 - A. Consideration for Acceptance – The Unaudited July 2025 Financials [Exhibit 1](#)
 - The Negative Variance Report for July 2025 [Exhibit 2](#)
 - B. Consideration for Acceptance – The Unaudited August 2025 Financials [Exhibit 3](#)
 - The Negative Variance for August 2025 [Exhibit 4](#)
 - C. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held September 8, 2025 [Exhibit 5](#)
 - D. Consideration for Acceptance – Payment Receipt for RFP Notice - \$728.00 [Exhibit 6](#)
 - Affidavit – RFP for District Management Services – Publication Date: October 5, 2025 [Exhibit 7](#)
4. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. Kai Field Staff
 - Kai Field Inspection Report [Exhibit 8](#)
 - Consideration of Proposals
 - Land Clearing Proposals
 1. Adam B's Tree Service – Land Clearing - \$7,500.00 [Exhibit 9](#)

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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2. Florida Commercial Care – Land Clearing - \$11,800.00 **Exhibit 10**

- Florida Commercial Care – Street Signs Installation - \$2,957.86 **Exhibit 11**
- Florida Commercial Care – Controller Replacement - \$3,669.74 **Exhibit 12**
- Florida Commercial Care – Tree and Palm Tree Replacements - \$10,931.20 **Exhibit 13**
- Florida Commercial Care – Hardwood Trimming - \$1,500.00 **Exhibit 14**
- Florida Commercial Care – Pine Bark Cleanup - \$2,643.20 **Exhibit 15**
- Florida Commercial Care – Rock Installation - \$2,448.60 **Exhibit 16**
- Florida Commercial Care – Median Island Sod Installation - \$3,267.04 **Exhibit 17**
- Florida Commercial Care – Decoder - \$1,336.43 **Exhibit 18**
- Jellyfish Lighting – CDD Lighting Proposal - \$2,599.00 **Exhibit 19**
- Holiday Lighting – Installation of Permanent LED Lights - \$22,684.31 **Exhibit 20**
- Steadfast – Installation of New Timer at the Entrance Fountain - \$914.74 **Exhibit 21**
- Witt Fence Co – Dog Fence - \$6,590.00 **Exhibit 22**

D. District Manager

- Discussion of Wildlife Crossing Signs
- Discussion of FY 2025 District Objectives and Goals
 - FY 2025 District Objectives and Goals **Exhibit 23**

5. Supervisors Requests

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

7. 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

**Hidden Creek
Community Development District**

**Financial Statements
(Unaudited)**

July 31, 2025

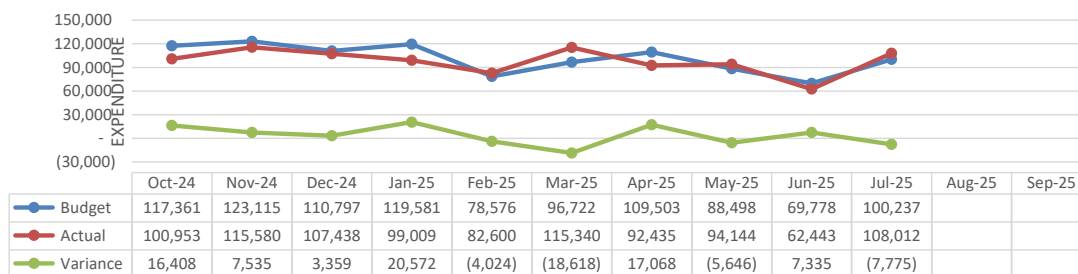
Hidden Creek CDD

Financial Report Summary - General Fund & Construction Fund

7/31/2025

1	For The Period Ending :	GENERAL FUND 7/31/2025		
2	CASH BALANCE	\$	684,399	
3	PLUS: RESTRICTED CASH		54,049	
4	PLUS: ACCOUNTS RECEIVABLE - ON ROLL		-	
5	PLUS: ACCOUNTS RECEIVABLE - OTHER		11,727	
6	PLUS: DEPOSITS AND PREPAID EXPENSES		4,383	
7	PLUS: DUE FROM OTHER FUNDS		34,418	
8	LESS: ACCOUNTS PAYABLE		(91,380)	
9	LESS: DEFERRED ACCOUNTS RECEIVABLE - ON ROLL		-	
10	LESS: DUE TO DEBT SERVICE		(49)	
11	NET CASH BALANCE	\$	697,547	
GENERAL FUND REVENUE AND EXPENDITURES (FY 2024 YTD):				
		7/31/2025 ACTUAL YEAR-TO-DATE	7/31/2025 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
12	REVENUE (YTD) COLLECTED	\$ 1,394,444	\$ 1,318,575	\$ 75,869
13	EXPENDITURES (YTD)	(977,954)	(1,015,645)	37,691
14	NET OPERATING CHANGE	\$ 416,490	\$ 302,930	\$ 113,560
15	AVERAGE MONTHLY EXPENDITURES	\$ 97,795	\$ 101,565	\$ 3,769
16	PROJECTED EOY BASED ON AVERAGE	\$ 1,173,545	\$ 1,218,774	\$ 45,229
GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:		7/31/2025 ACTUAL YEAR-TO-DATE	7/31/2025 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
17	REVENUE:			
18	ASSESSMENTS-ON-ROLL (NET)	\$ 1,309,118	\$ 1,303,575	\$ 5,543
19	ASSESSMENTS-OFF-ROLL (NET)	-	-	-
20	DEVELOPER FUNDING - INTERIM OPERATING	-	-	-
21	SOUTHSHORE BAY CLUB	14,940	15,000	(60)
22	MISCELLANEOUS REVENUE	70,386	-	70,386
23	EXPENDITURES:			
24	ADMINISTRATIVE EXPENDITURES	144,111	137,520	(6,591)
25	DEVELOPER FUNDING - INTERIM OPERATING	-	-	-
26	DEBT SERVICE ADMINISTRATION	18,761	17,246	(1,515)
27	FIELD SERVICE EXPENDITURES - LANDSCAPE	200,104	239,064	38,960
28	FIELD SERVICE EXPENDITURES - STREETLIGHTS	236,611	234,500	(2,111)
29	FIELD SERVICE EXPENDITURES - POND MAINTENENACE	53,502	37,244	(16,258)
30	FIELD SERVICE EXPENDITURES - OTHER	324,865	350,071	25,206
31	TOTAL EXPENDITURES	\$ 977,954	\$ 1,015,645	\$ 37,691

**HISTORICAL GENERAL FUND BUDGET VS ACTUAL EXPENDITURES
COMPARISON**



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

HIDDEN CREEK CDD
BALANCE SHEET
July 31, 2025

	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>ACQ & CONST. FUND</u>	<u>CONSOLIDATED TOTALS</u>
1 <u>ASSETS:</u>				
2 CASH	\$ 684,399	\$ -	\$ -	\$ 684,399
3 RESTRICTED FOR DS	49	-	-	49
4 RESTRICTED FOR ROAD MAINTENANCE	54,000	-	-	54,000
5 TOTAL CASH	<u>\$ 738,448</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 738,448</u>
6 REVENUE	-	501,514	-	501,514
7 CAPITALIZED INTEREST	-	-	-	-
8 DEBT SERVICE RESERVE	-	413,410	-	413,410
9 COST OF ISSUANCE	-	-	-	-
10 CAPITALIZED INT.	-	-	-	-
11 PREPAYMENT	-	12,535	-	12,535
12 COST OF ISSUANCE	-	-	-	-
13 CAPITALIZED INT	-	-	-	-
14 ACQ. & CONSTR.	-	-	2,513	2,513
15 ACCOUNTS RECEIVABLE	11,727	-	-	11,727
16 REC. On-Roll ASSESSMENT	-	-	-	-
17 REC. EXCESS FEES	-	-	-	-
18 DEPOSITS	51,010	-	-	51,010
19 PREPAID EXPENSES	4,383	-	-	4,383
20 DUE FROM OTHER FUNDS	34,418	49	-	34,467
21 TOTAL ASSETS	<u><u>\$ 839,986</u></u>	<u><u>\$ 927,508</u></u>	<u><u>\$ 2,513</u></u>	<u><u>\$ 1,770,007</u></u>
22 <u>LIABILITIES:</u>				
23 ACCOUNTS PAYABLE	\$ 71,957	\$ -	\$ -	\$ 71,957
24 ACCRUED EXPENSES	19,423	-	-	19,423
25 DUE TO DEBT SERVICE	49	-	-	49
26 DUE TO OTHER FUNDS	-	28,973	5,445	34,418
27 RETAINAGE PAYABLE	-	-	-	-
28 DEFERRED REVENUE ON-ROLL	-	-	-	-
29 <u>FUND BALANCE:</u>				-
30 RESTRICTED FOR:				-
31 CAPITAL PROJECTS	-	-	-	-
32 RESTRICTED	-	898,535	(2,932)	895,603
33 ASSIGNED:	54,000	-	-	54,000
34 NONSPENDABLE	55,393	-	-	55,393
35 UNASSIGNED:	222,674	-	-	222,674
36 NET CHANGE IN FUND BALANCE	416,490	-	-	416,490
37 TOTAL LIAB. & FUND BAL.	<u><u>\$ 839,986</u></u>	<u><u>\$ 927,508</u></u>	<u><u>\$ 2,513</u></u>	<u><u>\$ 1,770,007</u></u>

**HIDDEN CREEK CDD
GENERAL FUND**

STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE

For the period from October 1, 2024 through July 31, 2025

	FY2025 ADOPTED BUDGET	FY2025 BUDGET YEAR-TO-DATE	FY2025 ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 GENERAL FUND REVENUE	\$ 1,303,575	\$ 1,303,575	\$ 1,309,118	\$ 5,543
3 DEVELOPER FUNDING	-	-	-	-
4 DEVELOPER FUNDING - INTERIM OPERATING	100,000	-	-	-
5 SOUTHSORE BAY CLUB - ROADWAY	1,800	1,500	1,500	-
6 SOUTHSORE BAY CLUB - GATE ATTENDANTS	16,200	13,500	13,440	(60)
7 MISCELLELLANOUS REVENUE	-	-	70,386	70,386
8 TOTAL REVENUE	1,421,575	1,318,575	1,394,444	75,869
9 EXPENDITURES				
10 ADMINISTRATIVE:				
11 SUPERVISORS COMPENSATION	12,000	10,000	10,000	-
12 PAYROLL TAXES	920	767	811	(44)
13 PAYROLL SERVICES	715	715	1,000	(285)
14 MANAGEMENT CONSULTING SERVICES	30,500	25,417	25,417	-
15 CONSTRUCTION ACCOUNTING SERVICE	-	-	-	-
16 PLANNING & COORDINATION SERVICES	24,000	20,000	20,000	-
17 ADMINISTRATIVE SERVICES	7,500	6,250	6,250	-
18 BANK FEES	120	100	-	100
19 MISCELLANEOUS	500	417	-	417
20 AUDITING SERVICES	4,600	3,350	3,350	-
21 TRAVEL PER DIEM	200	200	293	(93)
22 INSURANCE	59,840	36,781	36,781	-
23 REGULATORY AND PERMIT FEES	175	175	175	-
24 LEGAL ADVERTISEMENTS	1,500	1,250	856	394
25 ENGINEERING SERVICES	12,000	10,000	6,642	3,358
26 LEGAL SERVICES	15,000	15,000	25,438	(10,438)
27 WEBSITE DEVELOPMENT AND HOSTING	2,015	1,932	1,932	-
28 MISCELLANEOUS CONTINGENCY	20,000	5,166	5,166	-
29 TOTAL ADMINISTRATIVE	191,585	137,520	144,111	(6,591)
30 DEBT SERVICE ADMINISTRATION:				
31 ARBITRAGE	950	950	950	-
32 DISSEMINATION AGENT	8,000	8,000	8,750	(750)
33 DEVELOPER FUNDING - INTERIM OPERATING	100,000	-	-	-
34 TRUSTEE FEES	8,296	8,296	9,061	(765)
35 TOTAL DEBT SERVICE ADMINISTRATION	117,246	17,246	18,761	(1,515)
36 PHYSICAL ENVIRONMENT:				
37 WATER	58,000	48,333	14,806	33,527
38 ELECTRICITY	61,200	51,000	35,994	15,006
39 LANDSCAPE MAINTENANCE	245,916	204,930	154,930	50,000
40 LANDSCAPE - MULCH	16,000	-	-	-
41 LANDSCAPE REPLENISHMENT	30,000	19,962	19,962	-
42 PALM TRIMMING	15,000	6,672	6,672	-
43 IRRIGATION REPAIR & MAINTENANCE	7,500	7,500	18,540	(11,040)
44 PONDS - AQUATICS MAINTENANCE	35,693	29,744	29,744	-
45 PONDS - EROSION REPAIR	10,000	-	-	-
46 PONDS -- STOCKING AND PLANT INSTALL	3,000	-	-	-
47 FOUNTAIN MAINTENANCE & REPAIR	7,500	7,500	23,758	(16,258)
48 STREETLIGHTS	281,400	234,500	236,611	(2,111)
49 ENTRANCE MONUMENT MAINTENANCE	21,600	18,000	17,799	201
50 COMPREHENSIVE FIELD SERVICES	15,000	12,500	12,500	-
51 AMENITY MANAGEMENT	5,000	4,167	4,167	-

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

	FY2025 ADOPTED BUDGET	FY2025 BUDGET YEAR-TO-DATE	FY2025 ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
52 PET WASTE REMOVAL	5,060	4,217	2,731	1,486
53 GATE MAINTENANCE & MONTHLY MONITORING	7,000	7,000	41,121	(34,121)
54 GATE CLICKERS	6,000	3,800	3,800	-
55 FRONT GATE ATTENDANTS	162,000	135,000	138,360	(3,360)
56 ENTRANCE GATE CAMERA MAINTENANCE	24,875	20,729	12,312	8,417
57 HOLIDAY LIGHTING	12,000	9,475	9,475	-
58 REPAIRS & MAINTENANCE	1,000	1,000	1,950	(950)
59 ROADWAY MAINTENANCE RESERVE	18,000	-	-	-
60 CONSERVATION MAINTENANCE	8,000	-	-	-
61 MAINTENANCE SERVICE	6,000	5,000	-	5,000
62 CONTINGENCY	50,000	29,850	29,850	-
63 TOTAL CONSTRUCTION	1,112,744	860,879	815,082	45,797
64 TOTAL EXPENDITURES	1,421,575	1,015,645	977,954	37,691
65 EXCESS REVENUE OVER (UNDER) EXPEND.	-	302,930	416,490	113,560
66 FUND BALANCE - BEGINNING	-	332,067	332,067	332,067
67 FUND BALANCE - ENDING	\$ -	\$ 634,997	748,557	445,627

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

	FY2025 ADOPTED BUDGET	FY2025 BUDGET YEAR-TO-DATE	FY2025 ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 722,713	\$ 722,713	\$ 660,565	\$ (62,148)
3 SPECIAL ASSESSMENTS - OFF ROLL (NET)	-	-	11,525	11,525
4 LESS: EARLY PAYMENT DISCOUNT	(28,908)	(28,908)	-	28,908
5 INTEREST	-	-	25,417	25,417
6 TOTAL REVENUE	693,805	693,805	697,507	3,702
7 EXPENDITURES				
8 COUNTY - ASSESSMENT COLLECTION FEES	14,454	14,454	-	14,454
9 INTEREST EXPENSE				
10 May 1, 2025	246,807	246,247	246,247	-
11 November 1, 2024	246,807	246,807	251,122	(4,316)
12 PRINCIPAL PAYMENT				
13 May 1, 2025	-	-	-	-
14 November 1, 2024	175,000	170,000	170,000	-
15 PRINCIPAL PREPAYMENT	-	-	20,000	(20,000)
16 TOTAL EXPENDITURES	683,067	677,508	687,369	(9,862)
17 EXCESS REVENUE OVER (UNDER) EXPEND.	10,738	16,298	10,138	(6,160)
18 Transfer Out to Construction Fund	-	-	-	-
19 FUND BALANCE - BEGINNING	888,397	888,397	888,397	-
20 FUND BALANCE - ENDING	\$ 899,135	\$ 904,695	898,535	(6,160)

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

	FY2025 ACTUAL YEAR-TO-DATE
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 BOND PROCEEDS	-
4 INTEREST	84
5 TOTAL REVENUE	84
6 EXPENDITURES	
7 CONSTRUCTION IN PROGRESS	-
8 TOTAL EXPENDITURES	-
9 EXCESS REVENUE OVER (UNDER) EXPEND.	84
10 Transfer Out to Construction Fund	-
11 FUND BALANCE - BEGINNING	(3,016)
12 FUND BALANCE - ENDING	(2,932)

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

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 752,565.41
Plus: Deposits In Transit	-
Less: Outstanding Checks	(14,117.18)
<i>Adjusted Bank Balance</i>	<u><u>\$ 738,448.23</u></u>

<i>Beginning Balance Per Books</i>	\$ 728,461.98
Cash Deposits & Credits	100,580.74
Cash Disbursements & Transfers	(90,594.49)
<i>Balance Per Books</i>	<u><u>\$ 738,448.23</u></u>

Hidden Creek Community Development District

Check Register - Operating Account

FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
9/30/2024		BOY Balance				288,507.66
10/1/2024	100482	Stantec Consulting Services, Inc	Invoice: 2285062 (Reference: Engineering Fees September 2024.)		1,906.50	286,601.16
10/1/2024	457		FY2024 Roadway repair reserve	18,000.00		304,601.16
10/1/2024	457		FY2024 Roadway repair reserve		18,000.00	286,601.16
10/3/2024	100483	Solitude Lake Management	Invoice: PSI097522 (Reference: Annual Maintenance, August Billing 8/1/2024 - 8/31/202		5,948.80	280,652.36
10/4/2024	100484	Locher Environmental Technology, LLC	Invoice: 14074 (Reference: Data Hosting, maintenance.)		2,780.00	277,872.36
10/4/2024	100485	Breeze Connected, LLC	Invoice: 4083 (Reference: Professional Management Services.)		5,208.34	272,664.02
10/4/2024	100424ACH	TECO	Reference: 5108 Jackel Chase Dr August 08, 2024 - September 09, 2024		549.35	272,114.67
10/4/2024	100424ACH1	TECO	Reference: 5281 Hidden Creek Blvd August 08, 2024 - September 09, 2024		31.80	272,082.87
10/4/2024	100424ACH2	TECO	Reference: 5507 Salt Chime St August 08, 2024 - September 09, 2024		33.36	272,049.51
10/4/2024	100424ACH3	TECO	Reference: 16690 Maude Dr August 08, 2024 - September 09, 2024		89.35	271,960.16
10/4/2024	100424ACH4	TECO	Reference: 5295 Hidden Creek Blvd August 08, 2024 - September 09, 2024		93.52	271,866.64
10/4/2024	100424ACH5	TECO	Reference: 5109 Jackel Chase Dr August 08, 2024 - September 09, 2024		296.83	271,569.81
10/7/2024	100724ACH	TECO	Reference: 16620 Lagoon Shore Blvd August 09, 2024 - September 10, 2024		1,208.24	270,361.57
10/7/2024	100724ACH1	TECO	Reference: 16620 Lagoon Shore Blvd August 09, 2024 - September 10, 2024		25.38	270,336.19
10/7/2024	100724ACH2	TECO	Reference: 16671 Lagoon Shore blvd June August 09, 2024 - September 10, 2024		27.52	270,308.67
10/7/2024	100724ACH3	TECO	Reference: 16675 Lagoon Shore Blvd August 09, 2024 - September 10, 2024		192.65	270,116.02
10/7/2024	100724ACH5	TECO	5329 AVID REEF WY, WELL August 08, 2024 - September 09, 2024		373.57	269,742.45
10/9/2024	100487	Breeze	Invoice: 19582 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	268,075.78
10/9/2024	100488	H2 POOL SERVICES	Invoice: 2628 (Reference: COMMERCIAL POOL CLEANING.)		1,348.75	266,727.03
10/9/2024	100489	Disclosure Technology Services, LLC	Invoice: 1236 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription.)		1,250.00	265,477.03
10/9/2024	100490	NaturZone Pest Control	Invoice: 705423 (Reference: Monthly Pest Control Service: Guard House-16686 Lagoon Sh		75.00	265,402.03
10/9/2024	100486	DC Integrations LLC	DKS Cellular Service billed,		360.00	265,042.03
10/11/2024	101124ACH	Brighthouse Networks	Reference: 16675 LAGOON SHORE BLVD 09/24/24 through 10/23/24		194.96	264,847.07
10/15/2024	100491	Gig Fiber LLC - Streetleaf	Invoice: 3342 (Reference: Hidden Creek CDD_Oct 2024.) Invoice: 3346 (Reference: 7A		23,450.00	241,397.07
10/16/2024	100492	Solitude Lake Management	Invoice: PSI112935 (Reference: Annual Maintenance October Billing.)		2,974.40	238,422.67
10/18/2024	101824ACH1	Engage PEO	Mileage bill 112480		87.19	238,335.48
10/21/2024	102124ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 10/04/24 through 11/03/24		149.97	238,185.51
10/23/2024	100493	Breeze Connected, LLC	Invoice: 4119 (Reference: Tampa Bay Times - Advertisement.)		475.00	237,710.51
10/23/2024	100494	SchoolNow	Invoice: INV-SN-272 (Reference: Subscription start: 10/1/2024.)		1,515.00	236,195.51
10/28/2024	100495	Central Eagles Construction, Inc	Invoice: 081424-1 (Reference: Site Work 08/014/24.) Invoice: 080724-1 (Reference:		14,000.00	222,195.51
10/28/2024	100496	Hillsborough County Public Utilities	Invoice: 102224-4227 (Reference: 16675 LAGOON SHORE BLVD -GH.)		1,390.30	220,805.21
10/28/2024	100497	Florida Commerical Care, Inc.	Invoice: OM-HC-277 (Reference: Install Penta flowers on both island tips at dog park		1,532.32	219,272.89
10/28/2024	100498	JCS Investigations	Reference: Security Svc 8/17-9/13/24		13,440.00	205,832.89
10/30/2024	452		FY 24 Excess Fees received	14,859.55		220,692.44
10/30/2024	452		FY 24 Excess Fees received	5,401.44		226,093.88
10/30/2024	452		FY 24 Excess Fees received		5,401.44	220,692.44
10/31/2024	100499	Stantec Consulting Services, Inc	Invoice: 2297335 (Reference: Engineering Fees October 2024.)		325.50	220,366.94
10/31/2024	100500	Staley Robin Vericker	Invoice: 25347 (Reference: For Professional Services Rendered Through September 30, 2		1,200.00	219,166.94
10/31/2024		EOM Balance		38,260.99	107,601.71	219,166.94
11/1/2024	101124ACH	Brighthouse Networks	VOID Reference: 16675 LAGOON SHORE BLVD 09/24/24 through 10/23/24		-194.96	219,361.90
11/4/2024	110424ACH	TECO	Reference: 5507 Salt Chime St September 10, 2024 - October 08, 2024		34.31	219,327.59
11/4/2024	110424ACH1	TECO	Reference: 5281 Hidden Creek Blvd September 10, 2024 - October 08, 2024		41.43	219,286.16
11/4/2024	110424ACH2	TECO	Reference: 16690 Maude Dr September 10, 2024 - October 08, 2024		77.22	219,208.94
11/4/2024	110424ACH3	TECO	17229 LAGOON SHORE BLVD, WELL October 01, 2024 - October 08, 2024		238.15	218,970.79
11/4/2024	110424ACH4	TECO	Reference: 5109 Jackel Chase Dr September 10, 2024 - October 08, 2024		240.37	218,730.42
11/4/2024	110424ACH5	TECO	Reference: 5108 Jackel Chase Dr September 10, 2024 - October 08, 2024		345.92	218,384.50
11/4/2024	110424ACH6	TECO	Reference: 5295 Hidden Creek Blvd September 10, 2024 - October 08, 2024		368.55	218,015.95
11/4/2024	110424ACH7	TECO	5329 AVID REEF WY, WELL September 10, 2024 - October 08, 2024		563.78	217,452.17

Hidden Creek Community Development District Check Register - Operating Account FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
11/5/2024	100501	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Invoice: 91171 (Reference: Annual District Filing Fee.)		175.00	217,277.17
11/5/2024	110524ACH	TECO	Reference: 16671 Lagoon Shore blvd June September 11, 2024 - October 09, 2024		24.20	217,252.97
11/5/2024	110524ACH1	TECO	Reference: 16675 Lagoon Shore Blvd September 11, 2024 - October 09, 2024		147.11	217,105.86
11/6/2024	110624ACH1	TECO	Reference: 16620 Lagoon Shore Blvd September 11, 2024 - October 09, 2024		22.31	217,083.55
11/6/2024	459	Hillsborough County Tax Collector	FY25 tax collections received	12,097.72		229,181.27
11/6/2024	459	Hillsborough County Tax Collector	Restricted cash	4,397.52		233,578.79
11/6/2024	459	Hillsborough County Tax Collector	Restricted cash		4,397.52	229,181.27
11/7/2024	100505	H2 POOL SERVICES	COMMERCIAL POOL CLEANING		3,900.00	225,281.27
11/7/2024	100506	Florida Commerical Care, Inc.	Monthly Lawn Maintenance Contract		17,887.36	207,393.91
11/7/2024	100502	Breeze Connected, LLC	Invoice: 4135 (Reference: Phel Co. Electrical Repairs.) Invoice: 4149 (Reference:		5,966.34	201,427.57
11/7/2024	100503	Breeze	Invoice: 19710 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	199,760.90
11/7/2024	100504	NaturZone Pest Control	Invoice: 712879 (Reference: Z-SPRAY FANTS NET 30 10/28/2024 Annual Fire Ant Treat		625.00	199,135.90
11/7/2024	110724ACH	TECO	Reference: 16620 Lagoon Shore Blvd September 11, 2024 - October 09, 2024		1,132.04	198,003.86
11/8/2024	100507	Florida Commerical Care, Inc.	Hurricanes clean up		4,128.00	193,875.86
11/8/2024	25	Ira D Draper	BOS MTG 10/29/24		192.07	193,683.79
11/8/2024	110824ACH	Engage PEO	BOS MTG 10/29/24		726.50	192,957.29
11/12/2024	100508	IPFS Corporation	Invoice: 110124-59264 (Reference: Payment 2.)		3,362.84	189,594.45
11/15/2024	460	Hillsborough County Tax Collector	FY25 tax collections received	23,786.93		213,381.38
11/15/2024	460	Hillsborough County Tax Collector	Restricted cash	8,646.55		222,027.93
11/15/2024	460	Hillsborough County Tax Collector	Restricted cash		8,646.55	213,381.38
11/15/2024	111524ACH	Engage PEO	Mileage bill 112993		50.00	213,331.38
11/15/2024	26	Ira D Draper	Mileage		7.37	213,324.01
11/15/2024	464	H2 POOL SERVICES	Strongroom ACH returned payment 100488 (bill 2628)	0.00	-1,348.75	214,672.76
11/18/2024	100509	Hillsborough County Public Utilities	Invoice: 102224-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.)		25.54	214,647.22
11/20/2024	100510	Breeze Connected, LLC	Invoice: 4198 (Reference: Hilton.)		196.73	214,450.49
11/20/2024	100511	Gig Fiber LLC - Streetleaf	Invoice: 3477 (Reference: Collector Road Ext Ph 2 November 2024.) Invoice: 3473 (R		4,000.00	210,450.49
11/20/2024	100512	H2 Lagoon Solutions	Invoice: 2644 (Reference: Fountain Repair.)		4,750.00	205,700.49
11/22/2024	100513	Gig Fiber LLC - Streetleaf	Invoice: 3471 (Reference: Hidden Creek CDD November 2024.) Invoice: 3476 (Referenc		9,350.00	196,350.49
11/22/2024	461	Hillsborough County Tax Collector	FY25 tax collections received	18,535.17		214,885.66
11/22/2024	461	Hillsborough County Tax Collector	Restricted cash	6,737.53		221,623.19
11/22/2024	461	Hillsborough County Tax Collector	Restricted cash		6,737.53	214,885.66
11/26/2024	100514	Straley Robin Vericker	Invoice: 25495 (Reference: For Professional Services Rendered Through October 31, 202		5,891.53	208,994.13
11/26/2024	100515	Gig Fiber LLC - Streetleaf	Invoice: 3472 (Reference: Amendment #2 November 2024.)		10,100.00	198,894.13
11/26/2024	100516	Stantec Consulting Services, Inc	Invoice: 2308888 (Reference: Engineering Fees November 1, 2024.)		1,317.09	197,577.04
11/27/2024	100517	Hillsborough County Public Utilities	Invoice: 112124-4227 (Reference: 16675 LAGOON SHORE BLVD -GH.) Invoice: 112124-966		863.72	196,713.32
11/29/2024	112924ACH	Engage PEO	BOS MTG 11/11/24		726.50	195,986.82
11/29/2024	27	Ira D Draper	BOS 11/11/24		184.70	195,802.12
11/30/2024	EOM Balance			74,201.42	97,566.24	195,802.12
12/2/2024	120224ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 11/04/24 through 12/03/24		149.97	195,652.15
12/2/2024	100518	IPFS Corporation	Invoice: 112524-59264 (Reference: First Revised Installment Amount.)		3,004.36	192,647.79
12/2/2024	100519	Florida Commerical Care, Inc.	Invoice: 2497040 (Reference: Monthly Lawn Maintenance Contract.) Invoice: 2497041		39,618.00	153,029.79
12/3/2024	462	Hillsborough County Tax Collector	FY25 tax collections received	21,364.15		174,393.94
12/3/2024	462	Hillsborough County Tax Collector	Restricted cash	7,765.87		182,159.81
12/3/2024	462	Hillsborough County Tax Collector	Restricted cash		7,765.87	174,393.94
12/4/2024	120424ACH	TECO	17229 LAGOON SHORE BLVD, WELL October 09, 2024 - November 07, 2024		28.08	174,365.86
12/4/2024	120424ACH1	TECO	Reference: 5281 Hidden Creek Blvd October 09, 2024 - November 07, 2024		41.69	174,324.17
12/4/2024	120424ACH2	TECO	Reference: 5109 Jackel Chase Dr October 09, 2024 - November 07, 2024		183.92	174,140.25
12/4/2024	120424ACH3	TECO	Reference: 5295 Hidden Creek Blvd October 09, 2024 - November 07, 2024		416.24	173,724.01
12/5/2024	120524ACH	TECO	Reference: 16675 Lagoon Shore Blvd October 10, 2024 - November 08, 2024		132.60	173,591.41

Hidden Creek Community Development District Check Register - Operating Account FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
12/5/2024	120524ACH1	TECO	Reference: 16620 Lagoon Shore Blvd October 10, 2024 - November 08, 2024		23.08	173,568.33
12/5/2024	120524ACH2	TECO	Reference: 16671 Lagoon Shore blvd June October 10, 2024 - November 08, 2024		25.03	173,543.30
12/5/2024	120524ACH3	TECO	Reference: 5108 Jackel Chase Dr October 09, 2024 - November 07, 2024		34.48	173,508.82
12/5/2024	120524ACH4	TECO	Reference: 5507 Salt Chime St October 09, 2024 - November 07, 2024		35.00	173,473.82
12/5/2024	120524ACH5	TECO	Reference: 16690 Maude Dr October 09, 2024 - November 07, 2024		87.87	173,385.95
12/5/2024	120524ACH6	TECO	5329 AVID REEF WY, WELL October 09, 2024 - November 07, 2024		266.62	173,119.33
12/5/2024	120524ACH7	TECO	Reference: 16620 Lagoon Shore Blvd October 10, 2024 - November 09, 2024		547.89	172,571.44
12/6/2024	463	Hillsborough County Tax Collector	FY25 tax collections received	1,218,369.91		1,390,941.35
12/6/2024	463	Hillsborough County Tax Collector	Restricted cash	442,877.46		1,833,818.81
12/6/2024	463	Hillsborough County Tax Collector	Restricted cash		442,877.46	1,390,941.35
12/9/2024	100520	Gig Fiber, LLC - Streetleaf	Invoice: 3610 (Reference: 4B_Dec 2024.) Invoice: 3609 (Reference: Hidden Creek CDD		11,850.00	1,379,091.35
12/9/2024	100521	Breeze	Invoice: 19771 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	1,377,424.68
12/9/2024	100522	Breeze Connected, LLC	Invoice: 4246 (Reference: Professional Management Services.) Invoice: 4261 (Refere		13,055.48	1,364,369.20
12/11/2024	100523	Gig Fiber, LLC - Streetleaf	Invoice: 3613 (Reference: Amendment #2_Dec 2024.) Invoice: 3614 (Reference: Amendm		11,600.00	1,352,769.20
12/16/2024	100524	Steadfast Environmental, LLC	Invoice: SE-25374 (Reference: Diagnosis of fountain at just right of Guard Shack.)		1,560.00	1,351,209.20
12/16/2024	100525	Stantec Consulting Services Inc	Invoice: 2322751 (Reference: Engineering Fees.)		247.50	1,350,961.70
12/17/2024	121724ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 12/04/24 through 01/03/25		149.97	1,350,811.73
12/17/2024	100526	Trimmers Holiday Decor Tampa	Invoice: 1433 (Reference: Full payment for 2024 Holiday Decor.)		9,475.00	1,341,336.73
12/17/2024	100527	NaturZone Pest Control	Invoice: 721136 (Reference: Monthly Pest Control Service: Guard House-16686 Lagoon Sh		75.00	1,341,261.73
12/17/2024	465	Hillsborough County Tax Collector	FY25 tax collections received	194,269.83		1,535,531.56
12/17/2024	465	Hillsborough County Tax Collector	Restricted cash	70,617.08		1,606,148.64
12/17/2024	465	Hillsborough County Tax Collector	Restricted cash		70,617.08	1,535,531.56
12/17/2024	467	H2 POOL SERVICES	Strongroom ACH returned payment 100505 (bills 2641, 2642, 2643)	3,900.00		1,539,431.56
12/18/2024	100528	Florida Commerical Care, Inc.	Invoice: 241228 (Reference: Monthly Lawn Maintenance Contract.) Invoice: 241227 (R		15,493.00	1,523,938.56
12/18/2024	100529	Breeze Connected, LLC	Invoice: 4280 (Reference: Hilton - Meeting, Lowe's and Home Depot.)		402.92	1,523,535.64
12/20/2024	112024ACH	Engage PEO	BOS MTG 12/09/24		295.90	1,523,239.74
12/20/2024	28	Ira D Draper	BOS 12/09/24		184.70	1,523,055.04
12/26/2024	100530	Hillsborough County Public Utilities	Invoice: 122024-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.) Invoice: 122024-422		944.46	1,522,110.58
12/30/2024	100532	Tampa S.W.A.P.			1,050.00	1,521,060.58
12/30/2024	100531	Straley Robin Vericker	Invoice: 25670 (Reference: For Professional Services Rendered Through November 30, 20		5,337.50	1,515,723.08
12/30/2024	100533	Breeze Connected, LLC	Invoice: 4305 (Reference: Laird Plastics - Glass for Overlook.)		302.08	1,515,421.00
12/31/2024	100534	JCS Investigations	Invoice: 30 () Invoice: 29 ()		26,880.00	1,488,541.00
12/31/2024	123124ACH	Engage PEO	Mileage		62.40	1,488,478.60
12/31/2024	29	Ira D Draper	Mileage		22.11	1,488,456.49
12/31/2024		EOM Balance		1,959,164.30	666,509.93	1,488,456.49
10/9/2024	100489	Disclosure Technology Services, LLC	VOID Invoice: 1236 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription.)		-1,250.00	1,489,706.49
1/3/2025	010325ACH1	TECO	17229 LAGOON SHORE BLVD, WELL November 08, 2024 - December 09, 2024		24.62	1,489,681.87
1/3/2025	010325ACH	TECO	Reference: 5108 Jackel Chase Dr November 08, 2024 - December 09, 2024		0.42	1,489,681.45
1/3/2025	010325ACH2	TECO	Reference: 5507 Salt Chime St November 08, 2024 - December 09, 2024		31.08	1,489,650.37
1/3/2025	010325ACH3	TECO	Reference: 5281 Hidden Creek Blvd November 08, 2024 - December 09, 2024		40.42	1,489,609.95
1/3/2025	010325ACH5	TECO	Reference: 16690 Maude Dr November 08, 2024 - December 09, 2024		106.09	1,489,503.86
1/3/2025	010325ACH4	TECO	Reference: 5109 Jackel Chase Dr November 08, 2024 - December 09, 2024		191.77	1,489,312.09
1/3/2025	010325ACH6	TECO	5329 AVID REEF WY, WELL November 08, 2024 - December 09, 2024		329.72	1,488,982.37
1/3/2025	010324ACH7	TECO	Reference: 5295 Hidden Creek Blvd November 08, 2024 - December 09, 2024		404.05	1,488,578.32
1/6/2025	100535	Breeze Connected, LLC	Invoice: 4345 (Reference: Professional Management Services.)		5,208.34	1,483,369.98
1/6/2025	100536	Breeze	Invoice: 19939 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	1,481,703.31
1/6/2025	010625ACH1	TECO	Reference: 16620 Lagoon Shore Blvd November 10, 2024 - December 10, 2024		964.56	1,480,738.75
1/6/2025	010625ACH	TECO	Reference: 16620 Lagoon Shore Blvd November 09, 2024 - December 10, 2024		23.51	1,480,715.24
1/6/2025	010625ACH2	TECO	Reference: 16675 Lagoon Shore Blvd November 09, 2024 - December 10, 2024		128.21	1,480,587.03

Hidden Creek Community Development District

Check Register - Operating Account

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Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
1/7/2025	100537	IPFS Corporation	Invoice: 010625-59264 (Reference: Payment 4.)		3,721.32	1,476,865.71
1/7/2025	010725ACH	TECO	Reference: 16671 Lagoon Shore blvd June November 09, 2024 - December 10, 2024		137.20	1,476,728.51
1/7/2025			Deposit		0.00	1,476,728.51
1/7/2025	467	Hillsborough County Tax Collector	FY25 tax collections received	388,728.51		1,865,457.02
1/7/2025	467	Hillsborough County Tax Collector	Restricted cash	141,302.81		2,006,759.83
1/7/2025	467	Hillsborough County Tax Collector	Restricted cash		141,302.81	1,865,457.02
1/10/2025	11025ACH	Engage PEO	BOS MTG		80.60	1,865,376.42
1/10/2025	30	Samantha Coding			184.70	1,865,191.72
1/10/2025	11025ACH1	Engage PEO	BOS MTG		265.30	1,864,926.42
1/15/2025	100538	Straley Robin Vericker	Invoice: 25751 (Reference: For Professional Services Rendered Through December 31, 20		390.00	1,864,536.42
1/17/2025	100539	H2 POOL SERVICES	Invoice: 2628-1 (Reference: COMMERCIAL POOL CLEANING.)		1,348.75	1,863,187.67
1/17/2025	100540	H2 Lagoon Solutions	Invoice: 2640 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	1,861,887.67
1/17/2025	100541	H2 Lagoon Solutions	Invoice: 2658 (Reference: Commercial Pool Cleaning.)		1,300.00	1,860,587.67
1/17/2025	100542	Phillips Electric	Invoice: 122624- (Reference: Installations of landscape light.)		1,685.00	1,858,902.67
1/17/2025	100545	Solitude Lake Management	Invoice: PSI120736 (Reference: November Billing 11/1/2024 - 11/30/2024.) Invoice:		5,948.80	1,852,953.87
1/17/2025	100543	DC Integrations LLC	DKS Cellular Service		360.00	1,852,593.87
1/17/2025	100544	Florida Commercial Care, Inc.	Irrigation Repair		875.73	1,851,718.14
1/21/2025	100546	Gig Fiber, LLC - Streetleaf	Invoice: 3751 (Reference: Amendment #3 January 2025.) Invoice: 3752 (Reference: Co		23,450.00	1,828,268.14
1/21/2025	100547	NaturZone Pest Control	Invoice: 729292 (Reference: Monthly Pest Control Service.)		75.00	1,828,193.14
1/22/2025	100548	Solitude Lake Management	Invoice: PSI134066 (Reference: Annual Maintenance, January Billing 1/1/2025 - 1/31/20		2,974.40	1,825,218.74
1/23/2025	100549	DC Integrations LLC	Invoice: 25298 (Reference: 8 Channel camera cable replaced/connected to existing inte		12,249.00	1,812,969.74
1/23/2025	100550	Tampa S.W.A.P.	Invoice: 1088 (Reference: Dog waste station maintenance.)		300.00	1,812,669.74
1/23/2025	100551	JCS Investigations	Invoice: 31 (Reference: Security Svc 11/09-12/06/24.)		13,440.00	1,799,229.74
1/23/2025	100552	Fields Consulting Group, LLC	Invoice: 3458 (Reference: Captain Davis Dr.)		1,950.00	1,797,279.74
1/24/2025	100555	H2 Lagoon Solutions	Reference: COMMERCIAL POOL CLEANING. https://clientname(FILLIN).payableslockbox.com/		1,300.00	1,795,979.74
1/24/2025	012425ACH	Engage PEO	BOS MTG		726.50	1,795,253.24
1/24/2025	31	Ira D Draper	BOS MTG		184.70	1,795,068.54
1/24/2025	100553	Florida Commercial Care, Inc.	Invoice: 2418176 (Reference: Irrigation Repairs.)		1,114.43	1,793,954.11
1/24/2025	100554	Breeze Connected, LLC	Invoice: 4375 (Reference: Hilton - meeting 1/14.)		183.00	1,793,771.11
1/25/2025	012525ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 01/04/25 through 02/03/25		149.97	1,793,621.14
1/28/2025	100556	Stantec Consulting Services Inc.	Invoice: 2335698 (Reference: Engineering Fees.)		469.00	1,793,152.14
1/28/2025	100557	Hillsborough County Public Utilities	Invoice: 012225-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.)		18.78	1,793,133.36
1/29/2025	100558	DC Integrations LLC	Invoice: 25314 (Reference: REPAIR / RESET ENTRY SIDE VEHICLE GATE ENTRANCE.)		2,944.00	1,790,189.36
1/31/2025			Deposit		0.00	1,790,189.36
1/31/2025	468	Hillsborough County Tax Collector	FY25 tax collections received	2,411.99		1,792,601.35
1/31/2025	468	Hillsborough County Tax Collector	Restricted cash	876.76		1,793,478.11
1/31/2025	468	Hillsborough County Tax Collector	Restricted cash		876.76	1,792,601.35
01/31/2025		EOM Balance		533,320.07	229,175.21	1,792,601.35
2/4/2025	100560	Breeze	Invoice: 20087 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	1,790,934.68
2/4/2025	100561	Florida Commercial Care, Inc.	Invoice: 251723 (Reference: Monthly Lawn Maintenance.) Invoice: 251722 (Reference:		15,493.00	1,775,441.68
2/4/2025	030425ACH11	TECO	Reference: 16671 Lagoon Shore blvd June January 11, 2025 - February 10, 2025		836.48	1,774,605.20
2/5/2025	100562	Steadfast Alliance, LLC	Invoice: SE-25228 (Reference: Fountain Repair.)		7,341.60	1,767,263.60
2/5/2025	100563	Tampa S.W.A.P.	Invoice: 1084 (Reference: Arcylic plexiglass insta l.)		525.00	1,766,738.60
2/5/2025	020525ACH	TECO	17229 LAGOON SHORE BLVD, WELL December 10, 2024 - January 09, 2025		25.03	1,766,713.57
2/5/2025	020725ACH2	TECO	Reference: 5281 Hidden Creek Blvd December 10, 2024 - January 09, 2025		38.71	1,766,674.86
2/6/2025	020625ACH	TECO	Reference: 16620 Lagoon Shore Blvd December 11, 2024 - January 10, 2025		1,350.46	1,765,324.40
2/6/2025	020725ACH9	TECO	Reference: 16671 Lagoon Shore blvd June December 11, 2024 - January 10, 2025		655.24	1,764,669.16
2/7/2025	100564	Breeze Connected, LLC	Invoice: 4413 (Reference: Professional Management Services.) Invoice: 4432 (Refere		5,538.29	1,759,130.87
2/7/2025	020725ACH	TECO	Reference: 16620 Lagoon Shore Blvd December 11, 2024 - January 10, 2025		20.03	1,759,110.84

Hidden Creek Community Development District Check Register - Operating Account FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
2/7/2025	020725ACH1	TECO	Reference: 5507 Salt Chime St December 10, 2024 - January 09, 2025		32.13	1,759,078.71
2/7/2025	020725ACH3	TECO	5329 AVID REEF WY, WELL December 10, 2024 - January 09, 2025		205.85	1,758,872.86
2/7/2025	020725ACH4	TECO	Reference: 16690 Maude Dr December 10, 2024 - January 09, 2025		117.30	1,758,755.56
2/7/2025	020725ACH5	TECO	Reference: 16675 Lagoon Shore Blvd December 11, 2024 - January 10, 2025		129.74	1,758,625.82
2/7/2025	020725ACH6	TECO	Reference: 5109 Jackel Chase Dr November 08, 2024 - December 09, 2024		189.39	1,758,436.43
2/7/2025	020725ACH7	TECO	Reference: 5295 Hidden Creek Blvd December 10, 2024 - January 09, 2025		299.52	1,758,136.91
2/7/2025	020725ACH8	TECO	Reference: 5108 Jackel Chase Dr December 10, 2024 - January 09, 2025		178.10	1,757,958.81
2/7/2025	469	Hillsborough County Tax Collector	FY25 tax collections received	17,241.14		1,775,199.95
2/7/2025	469	Hillsborough County Tax Collector	Restricted cash	6,267.16		1,781,467.11
2/7/2025	469	Hillsborough County Tax Collector	Restricted cash		6,267.16	1,775,199.95
2/12/2025	100565	US Bank	Invoice: 7627860 (Reference: Trustee fees and incidental expense.)		4,506.13	1,770,693.82
2/12/2025	100566	Arbitrage Rebate Counselors LLC	Invoice: 020125 (Reference: Arbitrage Services.)		475.00	1,770,218.82
2/12/2025	100567	DC Integrations LLC	Invoice: 25331 ()		220.00	1,769,998.82
2/12/2025	100568	H2 Lagoon Solutions	Invoice: 2676 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	1,768,698.82
2/17/2025	021725ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 02/04/25 through 03/03/25		149.97	1,768,548.85
2/19/2025	100569	Solitude Lake Management	Invoice: PS1140023 (Reference: Annual Maintenance, February Billing 2/1/2025 - 2/28/2		2,974.40	1,765,574.45
2/19/2025	100570	NaturZone Pest Control	Invoice: 737269 (Reference: Monthly Pest Control Service.)		75.00	1,765,499.45
2/19/2025	100571	Steadfast Alliance, LLC	Invoice: SE-26147 (Reference: checking on all fountains at Southshore.)		1,480.00	1,764,019.45
2/20/2025	100572	Breeze Connected, LLC	Invoice: 4455 (Reference: Hilton - Meeting 2.10.)		183.01	1,763,836.44
2/20/2025	100573	DC Integrations LLC	Invoice: 25374 (Reference: Gate Repair.) Invoice: 25379 (Reference: INSTALL OMRON		2,470.00	1,761,366.44
2/20/2025	100574	IPFS Corporation	Invoice: 021125-59264 (Reference: Payment 5.)		3,362.84	1,758,003.60
2/20/2025	100576	Straley Robin Vericker	Invoice: 25912 (Reference: General prof Legal services.)		1,504.45	1,756,499.15
2/20/2025	100577	JCS Investigations	Invoice: 32 (Reference: Security Svc 12/7/24-1/3/25.)		13,440.00	1,743,059.15
2/21/2025	022125ACH	Engage PEO	BOS MTG 2-10-25 + Mileage		776.07	1,742,283.08
2/21/2025	32	Ira D Draper	BOS MTG 2-10-25 + Mileage		200.10	1,742,082.98
2/24/2025	100578	Gig Fiber, LLC - Streetleaf	Invoice: 3903 (Reference: Hidden Creek CDD - Amendment #3_Feb 2025.) Invoice: 3900		23,450.00	1,718,632.98
2/26/2025	470	H2 POOL SERVICES	To book strongroom ACH returned payment 100539	1,348.75		1,719,981.73
2/28/2025	100579	ECS Integrations LLC			5,200.00	1,714,781.73
02/28/2025		EOM Balance		24,857.05	102,676.67	1,714,781.73
10/9/2024	100488	H2 POOL SERVICES	VOID Invoice: 2628 (Reference: COMMERCIAL POOL CLEANING.)		-1,348.75	1,716,130.48
3/3/2025	100580	Florida Commercial Care, Inc.	Reference: Main Line Repair. https://clientname(FILLIN).payableslockbox.com/DocView/		795.83	1,715,334.65
3/4/2025	100581	Breeze	Invoice: 20217 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	1,713,667.98
3/4/2025	030425ACH	TECO	Reference: 16620 Lagoon Shore Blvd January 11, 2025 - February 10, 2025		1,172.32	1,712,495.66
3/4/2025	030425ACH1	TECO	Reference: 16620 Lagoon Shore Blvd January 11, 2025 - February 10, 2025		20.03	1,712,475.63
3/4/2025	030425ACH2	TECO	17229 LAGOON SHORE BLVD, WELL January 10, 2025 - February 07, 2025		25.31	1,712,450.32
3/4/2025	030425ACH3	TECO	Reference: 5507 Salt Chime St January 10, 2025 - February 07, 2025		30.45	1,712,419.87
3/4/2025	030425ACH4	TECO	Reference: 5281 Hidden Creek Blvd January 10, 2025 - February 07, 2025		35.63	1,712,384.24
3/4/2025	030425ACH5	TECO	5329 AVID REEF WY, WELL January 10, 2025 - February 07, 2025		70.04	1,712,314.20
3/4/2025	030425ACH6	TECO	Reference: 16690 Maude Dr January 10, 2025 - February 07, 2025		117.50	1,712,196.70
3/4/2025	030425ACH7	TECO	Reference: 16675 Lagoon Shore Blvd January 11, 2025 - February 10, 2025		139.56	1,712,057.14
3/4/2025	030425ACH8	TECO	Reference: 5109 Jackel Chase Dr November 08, 2024 - December 09, 2024		241.98	1,711,815.16
3/4/2025	030425ACH9	TECO	Reference: 5295 Hidden Creek Blvd January 10, 2025 - February 07, 2025		259.51	1,711,555.65
3/4/2025	030425ACH10	TECO	Reference: 5108 Jackel Chase Dr January 10, 2025 - February 07, 2025		625.38	1,710,930.27
3/6/2025	100582	Hillsborough County Public Utilities	Invoice: 022025-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.) Invoice: 022025-422		2,266.31	1,708,663.96
3/6/2025	100583	Gig Fiber, LLC - Streetleaf	Invoice: 4043 (Reference: Hidden Creek CDD - Amendment #1_March 2025.) Invoice: 40		23,450.00	1,685,213.96
3/6/2025	100584	Breeze Connected, LLC	Invoice: 4503 (Reference: Professional Management Services.)		5,208.34	1,680,005.62
3/7/2025	100585	IPFS Corporation	Invoice: 030325-59264 (Reference: Payment 6.)		3,362.84	1,676,642.78
3/10/2025	100586	Florida Commercial Care, Inc.	Reference: Irrigation Repairs. https://clientname(FILLIN).payableslockbox.com/DocView/		7,174.70	1,669,468.08
3/10/2025	473	Hillsborough County Tax Collector	FY25 tax collections received	14,627.64		1,684,095.72

Hidden Creek Community Development District Check Register - Operating Account FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
3/10/2025	473	Hillsborough County Tax Collector	Restricted cash	5,317.15		1,689,412.87
3/10/2025	473	Hillsborough County Tax Collector	Restricted cash		5,317.15	1,684,095.72
3/11/2025	100587	DC Integrations LLC	Invoice: 25299 (Reference: Install 4 Ped gate closers, main and hidden creek gate.)		3,980.00	1,680,115.72
3/11/2025	100588	Florida Commercial Care, Inc.	Monthly Lawn Maintenance Contract		12,293.00	1,667,822.72
3/11/2025	031124ACH	Hillsborough County Public Utilities	Reference: 16676 LAGOON SHORE BLVD -DP. Paid (online) double and there is \$18.93 cre		18.93	1,667,803.79
3/12/2025	100590	Florida Commercial Care, Inc.	Reference: Monthly Lawn Maintenance. https://clientname(FILLIN).payableslockbox.com/		3,200.00	1,664,603.79
3/12/2025	100589	Disclosure Technology Services, LLC	Invoice: 1236 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription.)		1,250.00	1,663,353.79
3/12/2025	031225ACH	Hidden Creek CDD	Remittance of FY2025 tax collections to Debt Service		694,890.18	968,463.61
3/14/2025	031425ACH	Engage PEO	Supervisor Cassels Backpay		695.90	967,767.71
3/14/2025	3461	Southshore Bay Club, LLC	Road sharing agreement	20,916.00		988,683.71
3/19/2025	100593	H2 Lagoon Solutions	Invoice: 2704 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	987,383.71
3/19/2025	100595	Solitude Lake Management	Invoice: PS152379 (Reference: Annual Maintenance 3/1/2025 - 3/31/2025.)		3,093.38	984,290.33
3/19/2025	100596	NaturZone Pest Control	Invoice: 745471 (Reference: Monthly Pest Control Service.)		75.00	984,215.33
3/19/2025	100594	Florida Commercial Care, Inc.	Irrigation Repairs		950.94	983,264.39
3/21/2025	032125ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 03/04/25 through 04/03/25		160.00	983,104.39
3/21/2025	032125ach	Engage PEO	bos mtg 3-10-25		941.80	982,162.59
3/21/2025	33	Ira D Draper	bos mtg 3-10-25		184.70	981,977.89
3/24/2025	100598	Stantec Consulting Services Inc.	Invoice: 2364245 (Reference: For Period Ending: February 28, 2025.)		824.00	981,153.89
3/28/2025	100599	JCS Investigations	Invoice: 33 (Reference: Security Svc 1/4-1/21/25.)		13,440.00	967,713.89
3/28/2025	100600	Florida Commercial Care, Inc.	Invoice: 253126 (Reference: Monthly Lawn Maintenance Contract.)		12,293.00	955,420.89
3/28/2025	032825ACH	Scoopy Poopy Doo LLC	Reference: Pet Waste Stations Service. https://clientname(FILLIN).payableslockbox.co		325.00	955,095.89
3/31/2025	100601	Straley Robin Vericker	Invoice: 26141 (Reference: For Professional Services Rendered Through February 28, 20		2,987.50	952,108.39
3/31/2025	100602	Florida Commercial Care, Inc.	Invoice: 2516304 (Reference: Irrigation Repairs.)		9,997.50	942,110.89
03/31/2025		EOM Balance		40,860.79	813,531.63	942,110.89
10/9/2024	100488	H2 POOL SERVICES	VOID Invoice: 2628 (Reference: COMMERCIAL POOL CLEANING.)		1,348.75	940,762.14
4/3/2025	100603	Kai	Invoice: 20251 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	939,095.47
4/3/2025	100604	Florida Commercial Care, Inc.	Invoice: 2589837 (Reference: Irrigation Repairs.)		19,961.90	919,133.57
4/3/2025	100605	IPFS Corporation	Invoice: 040325-59264 (Reference: Payment 7.)		3,362.84	915,770.73
4/4/2025	040425ACH1	TECO	Reference: 16620 Lagoon Shore Blvd February 11, 2025 - March 11, 2025		1,306.10	914,464.63
4/4/2025	040425ACH2	TECO	Reference: 16620 Lagoon Shore Blvd February 11, 2025 - March 11, 2025		18.74	914,445.89
4/4/2025	040425ACH3	TECO	17229 LAGOON SHORE BLVD, WELL February 08, 2025 - March 10, 2025		21.55	914,424.34
4/4/2025	040425ACH4	TECO	Reference: 5507 Salt Chime St February 08, 2025 - March 10, 2025		28.39	914,395.95
4/4/2025	040425ACH5	TECO	Reference: 5281 Hidden Creek Blvd February 08, 2025 - March 10, 2025		40.82	914,355.13
4/4/2025	040425ACH6	TECO	Reference: 16675 Lagoon Shore Blvd February 11, 2025 - March 11, 2025		124.64	914,230.49
4/4/2025	040425ACH7	TECO	Reference: 16690 Maude Dr February 08, 2025 - March 10, 2025		139.61	914,090.88
4/4/2025	040425ACH8	TECO	5329 AVID REEF WY, WELL February 08, 2025 - March 10, 2025		247.54	913,843.34
4/4/2025	040425ACH9	TECO	Reference: 5109 Jackel Chase Dr February 08, 2025 - March 10, 2025		286.79	913,556.55
4/4/2025	040425ACH10	TECO	Reference: 5295 Hidden Creek Blvd February 08, 2025 - March 10, 2025		545.18	913,011.37
4/4/2025	040425ACH11	TECO	Reference: 5108 Jackel Chase Dr February 08, 2025 - March 10, 2025		401.43	912,609.94
4/4/2025	040425ach	Engage PEO	BOS MTG 03/10/25		941.80	911,668.14
4/4/2025	34	Ira D Draper	BOS MTG 03/10/25		184.70	911,483.44
4/7/2025	040425ACH	TECO	Reference: 16671 Lagoon Shore blvd June February 11, 2025 - March 11, 2025		801.20	910,682.24
4/7/2025	471	Hillsborough County Tax Collector	FY25 tax collections received	29,579.64		940,261.88
4/7/2025	471	Hillsborough County Tax Collector	Restricted cash	10,752.20		951,014.08
4/7/2025	471	Hillsborough County Tax Collector	Restricted cash		10,752.20	940,261.88
4/8/2025	100606	Business Observer	Invoice: 25-00981H (Reference: Budget Workshop on 4/16/25 @ 6:00 PM.)		52.50	940,209.38
4/8/2025	100607	DC Integrations LLC	DKS Cellular Service		360.00	939,849.38
4/9/2025	100608	ECS Integrations LLC	Invoice: 102447 (Reference: MONTHLY FOR BOTH SITES- (billed quarterly.)		1,050.00	938,799.38
4/22/2025	042225ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 04/04/25 through 05/03/25		160.00	938,639.38

Hidden Creek Community Development District

Check Register - Operating Account

FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
4/23/2025	100613	Florida Commercial Care, Inc.	Invoice: 2593971 (Reference: Irrigation Repairs.) Invoice: 2593974 (Reference: Irr		2,212.50	936,426.88
4/23/2025	100614	Gig Fiber, LLC - Streetleaf	Invoice: 4191 (Reference: Hidden Creek CDD - Amendment #2_April 2025.) Invoice: 41		23,450.00	912,976.88
4/23/2025	100615	H2 POOL SERVICES	Invoice: 2628-1 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	911,676.88
4/23/2025	100616	Hillsborough County Public Utilities	Invoice: 032425-4227 (Reference: 16675 LAGOON SHORE BLVD -GH.)		1,167.41	910,509.47
4/23/2025	469	Florida Commercial Care, Inc.	To book check 100609, stop paid an re-issued under ck 100613		2,212.50	908,296.97
4/23/2025	469	Gig Fiber, LLC - Streetleaf	To book check 100611, stop paid an re-issued under ck 100614		23,450.00	884,846.97
4/24/2025	469R	Florida Commercial Care, Inc.	To book check 100609, stop paid an re-issued under ck 100613	2,212.50		887,059.47
4/24/2025	469R	Gig Fiber, LLC - Streetleaf	To book check 100611, stop paid an re-issued under ck 100614	23,450.00		910,509.47
4/25/2025	100617	Solitude Lake Management	Invoice: PSI159817 (Reference: Annual Maintenance 4/1/2025 - 4/30/2025.)		3,093.38	907,416.09
4/25/2025	100618	NaturZone Pest Control	Invoice: 753756 (Reference: Monthly Pest Control Service.)		75.00	907,341.09
4/25/2025	100619	ECS Integrations LLC	Invoice: 102478 (Reference: The resident tag camera was replaced under warranty..)		282.00	907,059.09
4/25/2025	100620	Kai Connected, LLC	Invoice: 4536 (Reference: Professional Management Services.)		5,208.34	901,850.75
4/25/2025	100621	JCS Investigations	Invoice: 34 (Reference: Security Svc 2/1-3/3/25.)		13,440.00	888,410.75
4/25/2025	472	Hillsborough County Tax Collector	FY25 tax collections received	497.14		888,907.89
4/25/2025	472	Hillsborough County Tax Collector	Restricted cash	180.71		889,088.60
4/25/2025	472	Hillsborough County Tax Collector	Restricted cash		180.71	888,907.89
4/28/2025	100622	Stantec Consulting Services Inc.	Invoice: 2377727 (Reference: For Period Ending: March 28, 2025.)		546.50	888,361.39
4/28/2025	470	H2 POOL SERVICES	To book check 100610, stop paid an re-issued under ck 100615		1,300.00	887,061.39
4/29/2025	470R	H2 POOL SERVICES	To book check 100610, stop paid an re-issued under ck 100615	1,300.00		888,361.39
4/30/2025	100623	Straley Robin Vericker	Invoice: 26276 (Reference: For Professional Services Rendered Through March 31, 2025.		2,727.50	885,633.89
4/30/2025	100624	Florida Commercial Care, Inc.	Invoice: 2543274 (Reference: April 2025 Monthly Lawn Maintenance.) Invoice: 254327		15,493.00	870,140.89
04/30/2025		EOM Balance		67,972.19	139,942.19	870,140.89
5/2/2025	100625	Florida Commercial Care, Inc.	Invoice: 253127 (Reference: Monthly Lawn Maintenance.)		3,200.00	866,940.89
5/2/2025	050225ACH	Scoopy Poopy Doo LLC	Pet Waste Stations 4/25 Service, Sonia paid via ACH on 5/2/25		325.00	866,615.89
5/5/2025	100626	Kai	Invoice: 20344 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	864,949.22
5/5/2025	050625ACH	TECO	Reference: 16620 Lagoon Shore Blvd March 12, 2025 - April 09, 2025		1,398.30	863,550.92
5/5/2025	050525ACH	TECO	17229 LAGOON SHORE BLVD, WELL March 11, 2025 - April 08, 2025		20.11	863,530.81
5/5/2025	050525ACH1	TECO	Reference: 5507 Salt Chime St March 11, 2025 - April 08, 2025		26.52	863,504.29
5/5/2025	050525ACH2	TECO	Reference: 5281 Hidden Creek Blvd March 11, 2025 - April 08, 2025		45.48	863,458.81
5/5/2025	050525ACH3	TECO	Reference: 5295 Hidden Creek Blvd March 11, 2025 - April 08, 2025		371.59	863,087.22
5/5/2025	050525ACH5	TECO	Reference: 5108 Jackel Chase Dr March 11, 2025 - April 08, 2025		724.35	862,362.87
5/6/2025	100627	Hillsborough County Public Utilities	Invoice: 042225-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.) Invoice: 042825-422		745.24	861,617.63
5/6/2025	100628	US Bank	Invoice: 7730679 (Reference: Trustee fees and incidental expense.)		4,540.63	857,077.00
5/6/2025	050625ACH1	TECO	Reference: 16620 Lagoon Shore Blvd March 12, 2025 - April 09, 2025		18.74	857,058.26
5/6/2025	050625ACH2	TECO	Reference: 16690 Maude Dr March 11, 2025 - April 08, 2025		130.69	856,927.57
5/6/2025	050625ACH3	TECO	Reference: 16675 Lagoon Shore Blvd March 12, 2025 - April 09, 2025		141.81	856,785.76
5/6/2025	050625ACH4	TECO	Reference: 5109 Jackel Chase Dr March 11, 2025 - April 08, 2025		263.33	856,522.43
5/6/2025	050625ACH5	TECO	5329 AVID REEF WY, WELL March 11, 2025 - April 08, 2025		334.79	856,187.64
5/6/2025	050625ACH6	TECO	Reference: 16671 Lagoon Shore blvd June March 12, 2025 - April 09, 2025		972.78	855,214.86
5/7/2025	478	Hillsborough County Tax Collector	FY25 tax collections received	3,538.90		858,753.76
5/7/2025	478	Hillsborough County Tax Collector	Restricted cash	1,286.39		860,040.15
5/7/2025	478	Hillsborough County Tax Collector	Restricted cash		1,286.39	858,753.76
5/8/2025	100629	Gig Fiber, LLC - Streetleaf	Invoice: 4425 (Reference: Hidden Creek CDD - 7A & 7B_May 2025.) Invoice: 4423 (Ref		24,153.50	834,600.26
5/12/2025	3595	Southshore Bay Club, LLC		2,988.00		837,588.26
5/13/2025	100630	IPFS Corporation	Invoice: 050125-59264 (Reference: Payment 8.)		3,362.84	834,225.42
5/13/2025	100631	Kai Connected, LLC	Invoice: 4565 (Reference: Professional Management Services.)		5,208.34	829,017.08
5/19/2025	100632	NaturZone Pest Control	Invoice: 762401 (Reference: Monthly Pest Control Service.)		75.00	828,942.08
5/19/2025	100633	Straley Robin Vericker	Invoice: 26444 (Reference: For Professional Services Rendered Through April 30, 2025.		1,797.50	827,144.58
5/19/2025	100634	JCS Investigations	Invoice: 35 (Reference: Security Svc 3/4-3/31/25.)		13,440.00	813,704.58

Hidden Creek Community Development District

Check Register - Operating Account

FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
5/19/2025	100635	H2 Lagoon Solutions	Invoice: 2740 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	812,404.58
5/21/2025	052125ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 05/04/25 through 06/03/25		160.00	812,244.58
5/21/2025	100636	Gate Pros, Inc.	Invoice: 12001 (Reference: GATE OPERATOR REPLACEMENT ON 9/16/2024.) Invoice: 12000		10,875.00	801,369.58
5/22/2025	100637	Steadfast Alliance, LLC	Invoice: SA-11808 (Reference: Fountain Repair.)		8,515.00	792,854.58
5/22/2025	100638	Florida Commercial Care, Inc.	Invoice: 255122 (Reference: Monthly Lawn Maintenance Contract.) Invoice: 255123 (R		15,493.00	777,361.58
5/23/2025	052325ach	Engage PEO	BOS MTG 04/14/25		941.80	776,419.78
5/23/2025	36	Ira D Draper	BOS MTG 04/14/25		184.70	776,235.08
5/23/2025	052325ach2	Engage PEO	bos mtg 5-12-25		941.80	775,293.28
5/23/2025	35	Ira D Draper	BOS MTG 05/12/25		184.70	775,108.58
5/27/2025	100639	Arbitrage Rebate Counselors LLC	Invoice: 052325 (Reference: Arbitrage Services 3/13/24-3/13/25.)		475.00	774,633.58
5/28/2025	100640	Hillsborough County Public Utilities	Invoice: 052225-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.) Invoice: 052225-422		1,117.18	773,516.40
05/31/2025		EOM Balance		7,813.29	104,437.78	773,516.40
6/2/2025	060225ACH	Scoopy Poopy Doo LLC	Pet Waste Stations 5/25 Service, Sonia paid via ACH on 6/2/25		325.00	773,191.40
6/4/2025	100641	Kai	Invoice: 20427 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	771,524.73
6/4/2025	060425ACH	TECO	Reference: 16620 Lagoon Shore Blvd April 10, 2025 - May 09, 2025		1,507.90	770,016.83
6/4/2025	060425ACH1	TECO	17229 LAGOON SHORE BLVD, WELL April 09, 2025 - May 08, 2025		20.45	769,996.38
6/4/2025	060425ACH2	TECO	Reference: 16620 Lagoon Shore Blvd April 10, 2025 - May 09, 2025		20.82	769,975.56
6/4/2025	060425ACH3	TECO	Reference: 5507 Salt Chime St March 11, 2025 - April 08, 2025		27.53	769,948.03
6/4/2025	060425ACH4	TECO	Reference: 5281 Hidden Creek Blvd March 11, 2025 - April 08, 2025		48.14	769,899.89
6/4/2025	060425ACH5	TECO	Reference: 16690 Maude Dr March 11, 2025 - April 08, 2025		122.56	769,777.33
6/4/2025	060425ACH6	TECO	Reference: 16675 Lagoon Shore Blvd March 12, 2025 - April 09, 2025		140.06	769,637.27
6/4/2025	060425ACH7	TECO	Reference: 5109 Jackel Chase Dr April 09, 2025 - May 08, 2025		276.29	769,360.98
6/4/2025	060425ACH8	TECO	5329 AVID REEF WY, WELL April 09, 2025 - May 08, 2025		370.65	768,990.33
6/4/2025	060425ACH9	TECO	Reference: 5295 Hidden Creek Blvd April 09, 2025 - May 08, 2025		467.63	768,522.70
6/4/2025	060425ACH10	TECO	Reference: 5108 Jackel Chase Dr April 09, 2025 - May 08, 2025		727.00	767,795.70
6/4/2025	060425ACH11	TECO	Reference: 16671 Lagoon Shore blvd June April 10, 2025 - May 09, 2025		761.20	767,034.50
6/6/2025	100642	Gig Fiber, LLC - Streetleaf	Invoice: 4593 (Reference: 7A & 7B_June 2025.) Invoice: 4590 (Reference: Collector		24,153.50	742,881.00
6/6/2025	100643	IPFS Corporation	Invoice: 060425-59264 (Reference: Payment 9.)		3,362.84	739,518.16
6/6/2025	060625ach	Engage PEO	Mileage		149.15	739,369.01
6/6/2025	38	Ira D Draper	mileage		15.40	739,353.61
6/9/2025	482	Hillsborough County Tax Collector	FY25 tax collections received	4,613.29		743,966.90
6/9/2025	482	Hillsborough County Tax Collector	Restricted cash	1,547.14		745,514.04
6/9/2025	482	Hillsborough County Tax Collector	Restricted cash		1,547.14	743,966.90
6/9/2025	483	Hillsborough County Tax Collector	To book Assessment On-roll allocation correction	30,608.92		774,575.82
6/9/2025	483	Hillsborough County Tax Collector	To book Assessment On-roll allocation correction		30,608.92	743,966.90
6/10/2025	100644	Stantec Consulting Services Inc.	Invoice: 2397466 (Reference: For Period Ending: May 2, 2025.)		2,619.00	741,347.90
6/11/2025	100645	ECS Integrations LLC	Invoice: 102583 (Reference: The locking key of the left exit side gate is broken.)		502.00	740,845.90
6/13/2025	061325ach	Engage PEO	christie ray mileage backpay		69.61	740,776.29
6/16/2025	100646	Straley Robin Vericker	Invoice: 26605 (Reference: For Professional Services Rendered ThroughMay 31, 2025.)		1,530.00	739,246.29
6/17/2025	100647	ECS Integrations LLC	Invoice: 102571 (Reference: REPAIR / WELD BROKEN PICKETS.) Invoice: 102626 (Refere		1,657.00	737,589.29
6/17/2025	100648	H2 Lagoon Solutions	Invoice: 2758 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	736,289.29
6/18/2025	100649	NaturZone Pest Control	Invoice: 771262 (Reference: Monthly Pest Control Service.)		75.00	736,214.29
6/18/2025	100650	JCS Investigations	Invoice: 36 (Reference: Security Svc 4/1-4/28/25.)		15,420.00	720,794.29
6/18/2025	484	Hillsborough County Tax Collector	FY25 tax collections received	19,875.52		740,669.81
6/19/2025	3750	Southshore Bay Club, LLC		2,988.00		743,657.81
6/19/2025			Deposit	11,525.33		755,183.14
6/20/2025	100651	Florida Commercial Care, Inc.	Invoice: 256019 (Reference: Monthly Lawn Maintenance Contract.) Invoice: 256020 (R		15,493.00	739,690.14
6/20/2025	100652	Kai Connected, LLC	Invoice: 4597 (Reference: Professional Management Services.)		5,208.34	734,481.80
6/23/2025	062325ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 06/04/25 through 07/03/25		160.00	734,321.80

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

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
6/23/2025	062325ach1	Engage PEO	BOS MTG 06-9-25		726.50	733,595.30
6/23/2025	39	Ira D Draper	BOS MTG 06-9-25		184.70	733,410.60
6/23/2025	062325ach2	Engage PEO	christie ray backpay		695.90	732,714.70
6/24/2025	100653	Stantec Consulting Services Inc.	Invoice: 2405591 (Reference: For Period Ending: May 30, 2025.)		309.00	732,405.70
6/27/2025	100654	Locher Environmental Technology, LLC	Invoice: 14231 (Reference: Data Hosting, maintenance.)		3,943.72	728,461.98
06/30/2025		EOM Balance		71,158.20	116,212.62	728,461.98
7/1/2025	100655	ECS Integrations LLC	Invoice: 102668 (Reference: Hidden Creek Back Gate Repair.)		277.00	728,184.98
7/2/2025	100656	US Bank	Invoice: 06302025 (Reference: Series 2016A-1. Check Stub Notes: Series 2016A-1 Accou		11,525.33	716,659.65
7/2/2025	100657	IPFS Corporation	Invoice: 070125-59264 (Reference: Payment 10.)		3,362.84	713,296.81
7/2/2025	100658	Kai	Invoice: 20509 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	711,630.14
7/2/2025	100659	Kai Connected, LLC	Invoice: 4629 (Reference: Professional Management Services.)		5,208.34	706,421.80
7/2/2025	070225ACH	Scoopy Poopy Doo LLC	Pet Waste Stations 5/25 Service, Sonia paid via ACH on		325.00	706,096.80
7/7/2025	070725ACH	TECO	17229 LAGOON SHORE BLVD, WELL May 09, 2025 - June 09, 2025		20.68	706,076.12
7/7/2025	070725ACH1	TECO	Reference: 16620 Lagoon Shore Blvd May 10, 2025 - June 10, 2025		1,674.53	704,401.59
7/7/2025	070725ACH2	TECO	Reference: 16620 Lagoon Shore Blvd May 10, 2025 - June 10, 2025		20.68	704,380.91
7/7/2025	070725ACH3	TECO	Reference: 5507 Salt Chime St May 09, 2025 - June 09, 2025		29.50	704,351.41
7/7/2025	070725ACH4	TECO	Reference: 5281 Hidden Creek Blvd May 09, 2025 - June 09, 2025		52.42	704,298.99
7/7/2025	070725ACH5	TECO	Reference: 16690 Maude Dr May 09, 2025 - June 09, 2025		127.22	704,171.77
7/7/2025	070725ACH6	TECO	Reference: 16675 Lagoon Shore Blvd May 10, 2025 - June 10, 2025		193.45	703,978.32
7/7/2025	070725ACH7	TECO	Reference: 5109 Jackel Chase Dr May 09, 2025 - June 09, 2025		310.56	703,667.76
7/7/2025	070725ACH8	TECO	Reference: 5108 Jackel Chase Dr May 09, 2025 - June 09, 2025		446.36	703,221.40
7/7/2025	070725ACH9	TECO	5329 AVID REEF WY, WELL May 09, 2025 - June 09, 2025		464.36	702,757.04
7/7/2025	070725ACH10	TECO	Reference: 5295 Hidden Creek Blvd May 09, 2025 - June 09, 2025		629.01	702,128.03
7/7/2025	070725ACH11	TECO	Reference: 16671 Lagoon Shore blvd June May 10, 2025 - June 10, 2025		840.96	701,287.07
7/14/2025	100660	Business Observer	Invoice: 25-02035H (Reference: Supervisors Meeting on 7/24/25.)		63.44	701,223.63
7/14/2025	100661	Hillsborough County Public Utilities	Invoice: 062325-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.)		18.83	701,204.80
7/15/2025	100662	Straley Robin Vericker	Invoice: 26771 (Reference: For Professional Services Rendered Through June 30, 2025.		3,271.95	697,932.85
7/17/2025	100663	ECS Integrations LLC	Invoice: 102756 (Reference: MONTHLY FOR BOTH SITES- (billed quarterly.)		1,050.00	696,882.85
7/17/2025	487		to book tax collections received	146.05		697,028.90
7/17/2025	487		Restricted cash	48.98		697,077.88
7/17/2025	487		Restricted cash		48.98	697,028.90
7/18/2025	100664	ECS Integrations LLC	Invoice: 102682 (Reference: DKS Cellular Service billed quarterly back gate.)		390.00	696,638.90
7/18/2025	100665	Gig Fiber, LLC - Streetleaf	Invoice: 4771 (Reference: Amendment #2_July 2025.) Invoice: 4769 (Reference: 7A &		24,153.50	672,485.40
7/21/2025	072125ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 07/04/25 through 08/03/25		160.00	672,325.40
7/22/2025	100666	H2 Lagoon Solutions	Invoice: 2787 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	671,025.40
7/22/2025	100667	Stantec Consulting Services Inc.	Invoice: 2418493 (Reference: For Period Ending: June 27, 2025.)		309.51	670,715.89
7/22/2025	100668	NaturZone Pest Control	Invoice: 780344 (Reference: Monthly Pest Control Service.)		75.00	670,640.89
7/23/2025	100669	Hillsborough County Public Utilities	Invoice: 062325-4227 (Reference: 16675 LAGOON SHORE BLVD -GH.)		1,023.24	669,617.65
7/24/2025	100670	JCS Investigations	Invoice: 37 (Reference: Security Svc 4/29-5/26-25.)		15,420.00	654,197.65
7/25/2025	100671	Florida Commercial Care, Inc.	Invoice: 2544931 (Reference: Landscape Enhancement.)		1,299.77	652,897.88
7/25/2025	100672	ECS Integrations LLC	Invoice: 102844 (Reference: Gate Repairs.)		157.00	652,740.88
7/28/2025	100673	Business Observer	Invoice: 25-02106H (Reference: Fiscal Year 2025-2026 Proposed Budget Board of Superv		264.69	652,476.19
7/29/2025	100674	Florida Commercial Care, Inc.	Invoice: 25762876 (Reference: Dead Palm Tree.)		2,773.00	649,703.19
7/29/2025	100675	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90111371 (Reference: Services rendered regarding audited financial statement		3,350.00	646,353.19
7/30/2025	100676	ECS Integrations LLC	Invoice: 102866 (Reference: Gate Repairs.)		282.00	646,071.19
7/30/2025	100677	Steadfast Alliance, LLC	Invoice: SA-13718 (Reference: Routine Aquatic Maintenance (Pond Spraying).) Invoice		5,790.00	640,281.19
7/30/2025	100678	Florida Commercial Care, Inc.	Invoice: 2575712 (Reference: Removal of palm tree.)		1,299.77	638,981.42
7/31/2025	073125ach	Engage PEO	BOS MTG 7/14/25		726.50	638,254.92
7/31/2025	40	Ira D Draper	BOS MTG 07/14/25		192.40	638,062.52

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

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
7/31/2025	486		Insurance damages settlement-would not upload deposit file - need attachment	100,385.71		738,448.23
07/31/2025		EOM Balance		100,580.74	90,594.49	738,448.23

EXHIBIT 2

AGENDA

Hidden Creek Community Development District
Negative Variance Report
07/31/25

12	PAYROLL TAXES	920	767	811	(44)	Payroll taxes on 10 meeting held so far. The budget provided for 8 meetings total with 4 supervisors in attendance for the full year
13	PAYROLL SERVICES	715	715	1,000	(285)	10 meeting payrolls plus 10 out of cycle payments
21	TRAVEL PER DIEM	200	200	293	(93)	Actuals received
26	LEGAL SERVICES	15,000	15,000	25,438	(10,438)	Matters: Land conveyance from Developer to CDD, Multi-family cost sharing agreement, Land owner election, review of vendor proposals and agreements, termination of vendor agreements, Mandamus complaint and Studebaker matter.
32	DISSEMINATION AGENT	8,000	8,000	8,750	(750)	Dissemination agent fee of \$7,500 for FY2025
34	TRUSTEE FEES	8,296	8,296	9,061	(765)	Charges for extraordinary fees incurred in FY2025 \$750
43	IRRIGATION REPAIR & MAINTENANCE	7,500	7,500	18,540	(11,040)	11 repairs incurred to date. Include root removal, decoder replacement, timer replacement, and valve replacements.
47	FOUNTAIN MAINTENANCE & REPAIR	7,500	7,500	23,758	(16,258)	Work performed for fountain right of the Guard Shack \$7,340, repair work on 4 fountains \$8,515
48	STREETLIGHTS	281,400	234,500	236,611	(2,111)	Increase of \$1.50 per installed unit per month
53	GATE MAINTENANCE & MONTHLY MONITORING	7,000	7,000	41,121	(34,121)	Mutiple repairs and installs: 4 pedestrian gate closers \$4k, repair vehicle entry and exit gates \$5.9K, \$10k fence repair, \$11k repair of 09/16/24 gate strike.
55	FRONT GATE ATTENDANTS	162,000	135,000	138,360	(3,360)	Rate increase effective June 2025
58	REPAIRS & MAINTENANCE	1,000	1,000	1,950	(950)	Signage for Captain Davis Dr

EXHIBIT 3

AGENDA

**Hidden Creek
Community Development District**

**Financial Statements
(Unaudited)**

August 31, 2025

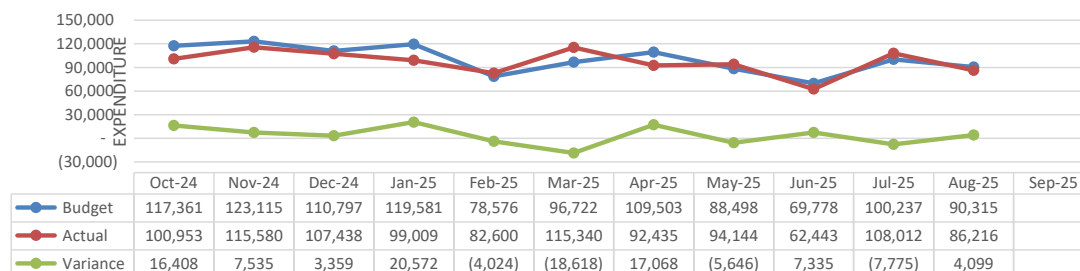
Hidden Creek CDD

Financial Report Summary - General Fund & Construction Fund

8/31/2025

1	For The Period Ending :	GENERAL FUND 8/31/2025		
2	CASH BALANCE	\$	567,550	
3	PLUS: RESTRICTED CASH		54,049	
4	PLUS: ACCOUNTS RECEIVABLE - ON ROLL		-	
5	PLUS: ACCOUNTS RECEIVABLE - OTHER		7,245	
6	PLUS: DEPOSITS AND PREPAID EXPENSES		4,383	
7	PLUS: DUE FROM OTHER FUNDS		5,445	
8	LESS: ACCOUNTS PAYABLE		(27,292)	
9	LESS: DEFERRED ACCOUNTS RECEIVABLE - ON ROLL		-	
10	LESS: DUE TO DEBT SERVICE		(49)	
11	NET CASH BALANCE	\$	611,331	
GENERAL FUND REVENUE AND EXPENDITURES (FY 2024 YTD):				
		8/31/2025 ACTUAL YEAR-TO-DATE	8/31/2025 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
12	REVENUE (YTD) COLLECTED	\$ 1,394,444	\$ 1,320,075	\$ 74,369
13	EXPENDITURES (YTD)	(1,064,170)	(1,104,483)	40,313
14	NET OPERATING CHANGE	\$ 330,274	\$ 215,592	\$ 114,682
15	AVERAGE MONTHLY EXPENDITURES	\$ 96,743	\$ 100,408	\$ 3,665
16	PROJECTED EOY BASED ON AVERAGE	\$ 1,160,913	\$ 1,204,891	\$ 43,978
GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:		8/31/2025 ACTUAL YEAR-TO-DATE	8/31/2025 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
17	REVENUE:			
18	ASSESSMENTS-ON-ROLL (NET)	\$ 1,309,118	\$ 1,303,575	\$ 5,543
19	ASSESSMENTS-OFF-ROLL (NET)	-	-	-
20	DEVELOPER FUNDING - INTERIM OPERATING	-	-	-
21	SOUTHSHORE BAY CLUB	14,940	16,500	(1,560)
22	MISCELLANEOUS REVENUE	70,386	-	70,386
23	EXPENDITURES:			
24	ADMINISTRATIVE EXPENDITURES	160,322	148,601	(11,721)
25	DEVELOPER FUNDING - INTERIM OPERATING	-	-	-
26	DEBT SERVICE ADMINISTRATION	18,761	17,246	(1,515)
27	FIELD SERVICE EXPENDITURES - LANDSCAPE	216,643	259,557	42,914
28	FIELD SERVICE EXPENDITURES - STREETLIGHTS	260,764	257,950	(2,814)
29	FIELD SERVICE EXPENDITURES - POND MAINTENENACE	56,397	40,219	(16,178)
30	FIELD SERVICE EXPENDITURES - OTHER	351,283	380,910	29,627
31	TOTAL EXPENDITURES	\$ 1,064,170	\$ 1,104,483	\$ 40,313

**HISTORICAL GENERAL FUND BUDGET VS ACTUAL EXPENDITURES
COMPARISON**



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

HIDDEN CREEK CDD
BALANCE SHEET
August 31, 2025

	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>ACQ & CONST. FUND</u>	<u>CONSOLIDATED TOTALS</u>
1 <u>ASSETS:</u>				
2 CASH	\$ 567,550	\$ -	\$ -	\$ 567,550
3 RESTRICTED FOR DS	49	-	-	49
4 RESTRICTED FOR ROAD MAINTENANCE	54,000	-	-	54,000
5 TOTAL CASH	<u>\$ 621,599</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 621,599</u>
6 REVENUE	-	475,608	-	475,608
7 CAPITALIZED INTEREST	-	-	-	-
8 DEBT SERVICE RESERVE	-	413,410	-	413,410
9 COST OF ISSUANCE	-	-	-	-
10 CAPITALIZED INT.	-	-	-	-
11 PREPAYMENT	-	12,535	-	12,535
12 COST OF ISSUANCE	-	-	-	-
13 CAPITALIZED INT	-	-	-	-
14 ACQ. & CONSTR.	-	-	2,521	2,521
15 ACCOUNTS RECEIVABLE	7,245	-	-	7,245
16 REC. On-Roll ASSESSMENT	-	-	-	-
17 REC. EXCESS FEES	-	-	-	-
18 DEPOSITS	51,010	-	-	51,010
19 PREPAID EXPENSES	4,383	-	-	4,383
20 DUE FROM OTHER FUNDS	5,445	49	-	5,494
21 TOTAL ASSETS	<u><u>\$ 689,682</u></u>	<u><u>\$ 901,602</u></u>	<u><u>\$ 2,521</u></u>	<u><u>\$ 1,593,805</u></u>
22 <u>LIABILITIES:</u>				
23 ACCOUNTS PAYABLE	\$ 6,501	\$ -	\$ -	\$ 6,501
24 ACCRUED EXPENSES	20,791	-	-	20,791
25 DUE TO DEBT SERVICE	49	-	-	49
26 DUE TO OTHER FUNDS	-	-	5,445	5,445
27 RETAINAGE PAYABLE	-	-	-	-
28 DEFERRED REVENUE ON-ROLL	-	-	-	-
29 <u>FUND BALANCE:</u>				-
30 RESTRICTED FOR:				-
31 CAPITAL PROJECTS	-	-	-	-
32 RESTRICTED	-	901,602	(2,924)	898,678
33 ASSIGNED:	54,000	-	-	54,000
34 NONSPENDABLE	55,393	-	-	55,393
35 UNASSIGNED:	222,674	-	-	222,674
36 NET CHANGE IN FUND BALANCE	330,274	-	-	330,274
37 TOTAL LIAB. & FUND BAL.	<u><u>\$ 689,682</u></u>	<u><u>\$ 901,602</u></u>	<u><u>\$ 2,521</u></u>	<u><u>\$ 1,593,805</u></u>

**HIDDEN CREEK CDD
GENERAL FUND**

STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE

For the period from October 1, 2024 through August 31, 2025

	FY2025 ADOPTED BUDGET	FY2025 BUDGET YEAR-TO-DATE	FY2025 ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 GENERAL FUND REVENUE	\$ 1,303,575	\$ 1,303,575	\$ 1,309,118	\$ 5,543
3 DEVELOPER FUNDING	-	-	-	-
4 DEVELOPER FUNDING - INTERIM OPERATING	100,000	-	-	-
5 SOUTHSORE BAY CLUB - ROADWAY	1,800	1,650	1,500	(150)
6 SOUTHSORE BAY CLUB - GATE ATTENDANTS	16,200	14,850	13,440	(1,410)
7 MISCELLELLANOUS REVENUE	-	-	70,386	70,386
8 TOTAL REVENUE	1,421,575	1,320,075	1,394,444	74,369
9 EXPENDITURES				
10 ADMINISTRATIVE:				
11 SUPERVISORS COMPENSATION	12,000	11,000	11,000	-
12 PAYROLL TAXES	920	843	887	(44)
13 PAYROLL SERVICES	715	715	1,050	(335)
14 MANAGEMENT CONSULTING SERVICES	30,500	27,958	27,958	-
15 CONSTRUCTION ACCOUNTING SERVICE	-	-	-	-
16 PLANNING & COORDINATION SERVICES	24,000	22,000	22,000	-
17 ADMINISTRATIVE SERVICES	7,500	6,875	6,875	-
18 BANK FEES	120	110	-	110
19 MISCELLANEOUS	500	458	-	458
20 AUDITING SERVICES	4,600	3,350	3,350	-
21 TRAVEL PER DIEM	200	200	461	(261)
22 INSURANCE	59,840	40,144	40,144	-
23 REGULATORY AND PERMIT FEES	175	175	175	-
24 LEGAL ADVERTISEMENTS	1,500	1,375	856	519
25 ENGINEERING SERVICES	12,000	11,000	8,355	2,645
26 LEGAL SERVICES	15,000	15,000	29,813	(14,813)
27 WEBSITE DEVELOPMENT AND HOSTING	2,015	1,973	1,973	-
28 MISCELLANEOUS CONTINGENCY	20,000	5,425	5,425	-
29 TOTAL ADMINISTRATIVE	191,585	148,601	160,322	(11,721)
30 DEBT SERVICE ADMINISTRATION:				
31 ARBITRAGE	950	950	950	-
32 DISSEMINATION AGENT	8,000	8,000	8,750	(750)
33 DEVELOPER FUNDING - INTERIM OPERATING	100,000	-	-	-
34 TRUSTEE FEES	8,296	8,296	9,061	(765)
35 TOTAL DEBT SERVICE ADMINISTRATION	117,246	17,246	18,761	(1,515)
36 PHYSICAL ENVIRONMENT:				
37 WATER	58,000	53,167	16,197	36,970
38 ELECTRICITY	61,200	56,100	39,936	16,164
39 LANDSCAPE MAINTENANCE	245,916	225,423	170,423	55,000
40 LANDSCAPE - MULCH	16,000	-	-	-
41 LANDSCAPE REPLENISHMENT	30,000	19,962	19,962	-
42 PALM TRIMMING	15,000	6,672	6,672	-
43 IRRIGATION REPAIR & MAINTENANCE	7,500	7,500	19,586	(12,086)
44 PONDS - AQUATICS MAINTENANCE	35,693	32,719	32,639	80
45 PONDS - EROSION REPAIR	10,000	-	-	-
46 PONDS -- STOCKING AND PLANT INSTALL	3,000	-	-	-
47 FOUNTAIN MAINTENANCE & REPAIR	7,500	7,500	23,758	(16,258)
48 STREETLIGHTS	281,400	257,950	260,764	(2,814)
49 ENTRANCE MONUMENT MAINTENANCE	21,600	19,800	19,099	701
50 COMPREHENSIVE FIELD SERVICES	15,000	13,750	13,750	-
51 AMENITY MANAGEMENT	5,000	4,583	4,583	-

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

	FY2025 ADOPTED BUDGET	FY2025 BUDGET YEAR-TO-DATE	FY2025 ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
52 PET WASTE REMOVAL	5,060	4,638	3,056	1,582
53 GATE MAINTENANCE & MONTHLY MONITORING	7,000	7,000	42,390	(35,390)
54 GATE CLICKERS	6,000	3,800	3,800	-
55 FRONT GATE ATTENDANTS	162,000	148,500	153,780	(5,280)
56 ENTRANCE GATE CAMERA MAINTENANCE	24,875	22,802	12,472	10,330
57 HOLIDAY LIGHTING	12,000	9,475	9,475	-
58 REPAIRS & MAINTENANCE	1,000	1,000	1,950	(950)
59 ROADWAY MAINTENANCE RESERVE	18,000	-	-	-
60 CONSERVATION MAINTENANCE	8,000	-	-	-
61 MAINTENANCE SERVICE	6,000	5,500	-	5,500
62 CONTINGENCY	50,000	30,795	30,795	-
63 TOTAL CONSTRUCTION	1,112,744	938,636	885,087	53,549
64 TOTAL EXPENDITURES	1,421,575	1,104,483	1,064,170	40,313
65 EXCESS REVENUE OVER (UNDER) EXPEND.	-	215,592	330,274	114,682
66 FUND BALANCE - BEGINNING	-	332,067	332,067	332,067
67 FUND BALANCE - ENDING	\$ -	\$ 547,659	662,341	446,749

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

	FY2025 ADOPTED BUDGET	FY2025 BUDGET YEAR-TO-DATE	FY2025 ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 722,713	\$ 722,713	\$ 660,565	\$ (62,148)
3 SPECIAL ASSESSMENTS - OFF ROLL (NET)	-	-	11,525	11,525
4 LESS: EARLY PAYMENT DISCOUNT	(28,908)	(28,908)	-	28,908
5 INTEREST	-	-	28,484	28,484
6 TOTAL REVENUE	693,805	693,805	700,574	6,769
7 EXPENDITURES				
8 COUNTY - ASSESSMENT COLLECTION FEES	14,454	14,454	-	14,454
9 INTEREST EXPENSE				
10 May 1, 2025	246,807	246,247	246,247	-
11 November 1, 2024	246,807	246,807	251,122	(4,316)
12 PRINCIPAL PAYMENT				
13 May 1, 2025	-	-	-	-
14 November 1, 2024	175,000	170,000	170,000	-
15 PRINCIPAL PREPAYMENT	-	-	20,000	(20,000)
16 TOTAL EXPENDITURES	683,067	677,508	687,369	(9,862)
17 EXCESS REVENUE OVER (UNDER) EXPEND.	10,738	16,298	13,205	(3,093)
18 Transfer Out to Construction Fund	-	-	-	-
19 FUND BALANCE - BEGINNING	888,397	888,397	888,397	-
20 FUND BALANCE - ENDING	\$ 899,135	\$ 904,695	901,602	(3,093)

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

	FY2025 ACTUAL YEAR-TO-DATE
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 BOND PROCEEDS	-
4 INTEREST	92
5 TOTAL REVENUE	<u>92</u>
6 EXPENDITURES	
7 CONSTRUCTION IN PROGRESS	-
8 TOTAL EXPENDITURES	<u>-</u>
9 EXCESS REVENUE OVER (UNDER) EXPEND.	92
10 Transfer Out to Construction Fund	-
11 FUND BALANCE - BEGINNING	<u>(3,016)</u>
12 FUND BALANCE - ENDING	<u><u>(2,924)</u></u>

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

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 641,152.17
Plus: Deposits In Transit	-
Less: Outstanding Checks	(19,553.11)
<i>Adjusted Bank Balance</i>	<u><u>\$ 621,599.06</u></u>

<i>Beginning Balance Per Books</i>	\$ 738,448.23
Cash Deposits & Credits	33,454.59
Cash Disbursements & Transfers	(150,303.76)
<i>Balance Per Books</i>	<u><u>\$ 621,599.06</u></u>

Hidden Creek Community Development District

Check Register - Operating Account

FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
9/30/2024		BOY Balance				288,507.66
10/1/2024	100482	Stantec Consulting Services, Inc	Invoice: 2285062 (Reference: Engineering Fees September 2024.)		1,906.50	286,601.16
10/1/2024	457		FY2024 Roadway repair reserve	18,000.00		304,601.16
10/1/2024	457		FY2024 Roadway repair reserve		18,000.00	286,601.16
10/3/2024	100483	Solitude Lake Management	Invoice: PSI097522 (Reference: Annual Maintenance, August Billing 8/1/2024 - 8/31/202		5,948.80	280,652.36
10/4/2024	100484	Locher Environmental Technology, LLC	Invoice: 14074 (Reference: Data Hosting, maintenance.)		2,780.00	277,872.36
10/4/2024	100485	Breeze Connected, LLC	Invoice: 4083 (Reference: Professional Management Services.)		5,208.34	272,664.02
10/4/2024	100424ACH	TECO	Reference: 5108 Jackel Chase Dr August 08, 2024 - September 09, 2024		549.35	272,114.67
10/4/2024	100424ACH1	TECO	Reference: 5281 Hidden Creek Blvd August 08, 2024 - September 09, 2024		31.80	272,082.87
10/4/2024	100424ACH2	TECO	Reference: 5507 Salt Chime St August 08, 2024 - September 09, 2024		33.36	272,049.51
10/4/2024	100424ACH3	TECO	Reference: 16690 Maude Dr August 08, 2024 - September 09, 2024		89.35	271,960.16
10/4/2024	100424ACH4	TECO	Reference: 5295 Hidden Creek Blvd August 08, 2024 - September 09, 2024		93.52	271,866.64
10/4/2024	100424ACH5	TECO	Reference: 5109 Jackel Chase Dr August 08, 2024 - September 09, 2024		296.83	271,569.81
10/7/2024	100724ACH	TECO	Reference: 16620 Lagoon Shore Blvd August 09, 2024 - September 10, 2024		1,208.24	270,361.57
10/7/2024	100724ACH1	TECO	Reference: 16620 Lagoon Shore Blvd August 09, 2024 - September 10, 2024		25.38	270,336.19
10/7/2024	100724ACH2	TECO	Reference: 16671 Lagoon Shore blvd June August 09, 2024 - September 10, 2024		27.52	270,308.67
10/7/2024	100724ACH3	TECO	Reference: 16675 Lagoon Shore Blvd August 09, 2024 - September 10, 2024		192.65	270,116.02
10/7/2024	100724ACH5	TECO	5329 AVID REEF WY, WELL August 08, 2024 - September 09, 2024		373.57	269,742.45
10/9/2024	100487	Breeze	Invoice: 19582 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	268,075.78
10/9/2024	100488	H2 POOL SERVICES	Invoice: 2628 (Reference: COMMERCIAL POOL CLEANING.)		1,348.75	266,727.03
10/9/2024	100489	Disclosure Technology Services, LLC	Invoice: 1236 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription.)		1,250.00	265,477.03
10/9/2024	100490	NaturZone Pest Control	Invoice: 705423 (Reference: Monthly Pest Control Service: Guard House-16686 Lagoon Sh		75.00	265,402.03
10/9/2024	100486	DC Integrations LLC	DKS Cellular Service billed,		360.00	265,042.03
10/11/2024	101124ACH	Brighthouse Networks	Reference: 16675 LAGOON SHORE BLVD 09/24/24 through 10/23/24		194.96	264,847.07
10/15/2024	100491	Gig Fiber LLC - Streetleaf	Invoice: 3342 (Reference: Hidden Creek CDD_Oct 2024.) Invoice: 3346 (Reference: 7A		23,450.00	241,397.07
10/16/2024	100492	Solitude Lake Management	Invoice: PSI112935 (Reference: Annual Maintenance October Billing.)		2,974.40	238,422.67
10/18/2024	101824ACH1	Engage PEO	Mileage bill 112480		87.19	238,335.48
10/21/2024	102124ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 10/04/24 through 11/03/24		149.97	238,185.51
10/23/2024	100493	Breeze Connected, LLC	Invoice: 4119 (Reference: Tampa Bay Times - Advertisement.)		475.00	237,710.51
10/23/2024	100494	SchoolNow	Invoice: INV-SN-272 (Reference: Subscription start: 10/1/2024.)		1,515.00	236,195.51
10/28/2024	100495	Central Eagles Construction, Inc	Invoice: 081424-1 (Reference: Site Work 08/014/24.) Invoice: 080724-1 (Reference:		14,000.00	222,195.51
10/28/2024	100496	Hillsborough County Public Utilities	Invoice: 102224-4227 (Reference: 16675 LAGOON SHORE BLVD -GH.)		1,390.30	220,805.21
10/28/2024	100497	Florida Commerical Care, Inc.	Invoice: OM-HC-277 (Reference: Install Penta flowers on both island tips at dog park		1,532.32	219,272.89
10/28/2024	100498	JCS Investigations	Reference: Security Svc 8/17-9/13/24		13,440.00	205,832.89
10/30/2024	452		FY 24 Excess Fees received	14,859.55		220,692.44
10/30/2024	452		FY 24 Excess Fees received	5,401.44		226,093.88
10/30/2024	452		FY 24 Excess Fees received		5,401.44	220,692.44
10/31/2024	100499	Stantec Consulting Services, Inc	Invoice: 2297335 (Reference: Engineering Fees October 2024.)		325.50	220,366.94
10/31/2024	100500	Staley Robin Vericker	Invoice: 25347 (Reference: For Professional Services Rendered Through September 30, 2		1,200.00	219,166.94
10/31/2024		EOM Balance		38,260.99	107,601.71	219,166.94
11/1/2024	101124ACH	Brighthouse Networks	VOID Reference: 16675 LAGOON SHORE BLVD 09/24/24 through 10/23/24		-194.96	219,361.90
11/4/2024	110424ACH	TECO	Reference: 5507 Salt Chime St September 10, 2024 - October 08, 2024		34.31	219,327.59
11/4/2024	110424ACH1	TECO	Reference: 5281 Hidden Creek Blvd September 10, 2024 - October 08, 2024		41.43	219,286.16
11/4/2024	110424ACH2	TECO	Reference: 16690 Maude Dr September 10, 2024 - October 08, 2024		77.22	219,208.94
11/4/2024	110424ACH3	TECO	17229 LAGOON SHORE BLVD, WELL October 01, 2024 - October 08, 2024		238.15	218,970.79
11/4/2024	110424ACH4	TECO	Reference: 5109 Jackel Chase Dr September 10, 2024 - October 08, 2024		240.37	218,730.42
11/4/2024	110424ACH5	TECO	Reference: 5108 Jackel Chase Dr September 10, 2024 - October 08, 2024		345.92	218,384.50
11/4/2024	110424ACH6	TECO	Reference: 5295 Hidden Creek Blvd September 10, 2024 - October 08, 2024		368.55	218,015.95
11/4/2024	110424ACH7	TECO	5329 AVID REEF WY, WELL September 10, 2024 - October 08, 2024		563.78	217,452.17

Hidden Creek Community Development District

Check Register - Operating Account

FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
11/5/2024	100501	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Invoice: 91171 (Reference: Annual District Filing Fee.)		175.00	217,277.17
11/5/2024	110524ACH	TECO	Reference: 16671 Lagoon Shore blvd June September 11, 2024 - October 09, 2024		24.20	217,252.97
11/5/2024	110524ACH1	TECO	Reference: 16675 Lagoon Shore Blvd September 11, 2024 - October 09, 2024		147.11	217,105.86
11/6/2024	110624ACH1	TECO	Reference: 16620 Lagoon Shore Blvd September 11, 2024 - October 09, 2024		22.31	217,083.55
11/6/2024	459	Hillsborough County Tax Collector	FY25 tax collections received	12,097.72		229,181.27
11/6/2024	459	Hillsborough County Tax Collector	Restricted cash	4,397.52		233,578.79
11/6/2024	459	Hillsborough County Tax Collector	Restricted cash		4,397.52	229,181.27
11/7/2024	100505	H2 POOL SERVICES	COMMERCIAL POOL CLEANING		3,900.00	225,281.27
11/7/2024	100506	Florida Commerical Care, Inc.	Monthly Lawn Maintenance Contract		17,887.36	207,393.91
11/7/2024	100502	Breeze Connected, LLC	Invoice: 4135 (Reference: Phel Co. Electrical Repairs.) Invoice: 4149 (Reference:		5,966.34	201,427.57
11/7/2024	100503	Breeze	Invoice: 19710 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	199,760.90
11/7/2024	100504	NaturZone Pest Control	Invoice: 712879 (Reference: Z-SPRAY FANTS NET 30 10/28/2024 Annual Fire Ant Treat		625.00	199,135.90
11/7/2024	110724ACH	TECO	Reference: 16620 Lagoon Shore Blvd September 11, 2024 - October 09, 2024		1,132.04	198,003.86
11/8/2024	100507	Florida Commerical Care, Inc.	Hurricanes clean up		4,128.00	193,875.86
11/8/2024	25	Ira D Draper	BOS MTG 10/29/24		192.07	193,683.79
11/8/2024	110824ACH	Engage PEO	BOS MTG 10/29/24		726.50	192,957.29
11/12/2024	100508	IPFS Corporation	Invoice: 110124-59264 (Reference: Payment 2.)		3,362.84	189,594.45
11/15/2024	460	Hillsborough County Tax Collector	FY25 tax collections received	23,786.93		213,381.38
11/15/2024	460	Hillsborough County Tax Collector	Restricted cash	8,646.55		222,027.93
11/15/2024	460	Hillsborough County Tax Collector	Restricted cash		8,646.55	213,381.38
11/15/2024	111524ACH	Engage PEO	Mileage bill 112993		50.00	213,331.38
11/15/2024	26	Ira D Draper	Mileage		7.37	213,324.01
11/15/2024	464	H2 POOL SERVICES	Strongroom ACH returned payment 100488 (bill 2628)	0.00	-1,348.75	214,672.76
11/18/2024	100509	Hillsborough County Public Utilities	Invoice: 102224-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.)		25.54	214,647.22
11/20/2024	100510	Breeze Connected, LLC	Invoice: 4198 (Reference: Hilton.)		196.73	214,450.49
11/20/2024	100511	Gig Fiber LLC - Streetleaf	Invoice: 3477 (Reference: Collector Road Ext Ph 2 November 2024.) Invoice: 3473 (R		4,000.00	210,450.49
11/20/2024	100512	H2 Lagoon Solutions	Invoice: 2644 (Reference: Fountain Repair.)		4,750.00	205,700.49
11/22/2024	100513	Gig Fiber LLC - Streetleaf	Invoice: 3471 (Reference: Hidden Creek CDD November 2024.) Invoice: 3476 (Referenc		9,350.00	196,350.49
11/22/2024	461	Hillsborough County Tax Collector	FY25 tax collections received	18,535.17		214,885.66
11/22/2024	461	Hillsborough County Tax Collector	Restricted cash	6,737.53		221,623.19
11/22/2024	461	Hillsborough County Tax Collector	Restricted cash		6,737.53	214,885.66
11/26/2024	100514	Straley Robin Vericker	Invoice: 25495 (Reference: For Professional Services Rendered Through October 31, 202		5,891.53	208,994.13
11/26/2024	100515	Gig Fiber LLC - Streetleaf	Invoice: 3472 (Reference: Amendment #2 November 2024.)		10,100.00	198,894.13
11/26/2024	100516	Stantec Consulting Services, Inc	Invoice: 2308888 (Reference: Engineering Fees November 1, 2024.)		1,317.09	197,577.04
11/27/2024	100517	Hillsborough County Public Utilities	Invoice: 112124-4227 (Reference: 16675 LAGOON SHORE BLVD -GH.) Invoice: 112124-966		863.72	196,713.32
11/29/2024	112924ACH	Engage PEO	BOS MTG 11/11/24		726.50	195,986.82
11/29/2024	27	Ira D Draper	BOS 11/11/24		184.70	195,802.12
11/30/2024	EOM Balance			74,201.42	97,566.24	195,802.12
12/2/2024	120224ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 11/04/24 through 12/03/24		149.97	195,652.15
12/2/2024	100518	IPFS Corporation	Invoice: 112524-59264 (Reference: First Revised Installment Amount.)		3,004.36	192,647.79
12/2/2024	100519	Florida Commerical Care, Inc.	Invoice: 2497040 (Reference: Monthly Lawn Maintenance Contract.) Invoice: 2497041		39,618.00	153,029.79
12/3/2024	462	Hillsborough County Tax Collector	FY25 tax collections received	21,364.15		174,393.94
12/3/2024	462	Hillsborough County Tax Collector	Restricted cash	7,765.87		182,159.81
12/3/2024	462	Hillsborough County Tax Collector	Restricted cash		7,765.87	174,393.94
12/4/2024	120424ACH	TECO	17229 LAGOON SHORE BLVD, WELL October 09, 2024 - November 07, 2024		28.08	174,365.86
12/4/2024	120424ACH1	TECO	Reference: 5281 Hidden Creek Blvd October 09, 2024 - November 07, 2024		41.69	174,324.17
12/4/2024	120424ACH2	TECO	Reference: 5109 Jackel Chase Dr October 09, 2024 - November 07, 2024		183.92	174,140.25
12/4/2024	120424ACH3	TECO	Reference: 5295 Hidden Creek Blvd October 09, 2024 - November 07, 2024		416.24	173,724.01
12/5/2024	120524ACH	TECO	Reference: 16675 Lagoon Shore Blvd October 10, 2024 - November 08, 2024		132.60	173,591.41

Hidden Creek Community Development District Check Register - Operating Account FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
12/5/2024	120524ACH1	TECO	Reference: 16620 Lagoon Shore Blvd October 10, 2024 - November 08, 2024		23.08	173,568.33
12/5/2024	120524ACH2	TECO	Reference: 16671 Lagoon Shore blvd June October 10, 2024 - November 08, 2024		25.03	173,543.30
12/5/2024	120524ACH3	TECO	Reference: 5108 Jackel Chase Dr October 09, 2024 - November 07, 2024		34.48	173,508.82
12/5/2024	120524ACH4	TECO	Reference: 5507 Salt Chime St October 09, 2024 - November 07, 2024		35.00	173,473.82
12/5/2024	120524ACH5	TECO	Reference: 16690 Maude Dr October 09, 2024 - November 07, 2024		87.87	173,385.95
12/5/2024	120524ACH6	TECO	5329 AVID REEF WY, WELL October 09, 2024 - November 07, 2024		266.62	173,119.33
12/5/2024	120524ACH7	TECO	Reference: 16620 Lagoon Shore Blvd October 10, 2024 - November 09, 2024		547.89	172,571.44
12/6/2024	463	Hillsborough County Tax Collector	FY25 tax collections received	1,218,369.91		1,390,941.35
12/6/2024	463	Hillsborough County Tax Collector	Restricted cash	442,877.46		1,833,818.81
12/6/2024	463	Hillsborough County Tax Collector	Restricted cash		442,877.46	1,390,941.35
12/9/2024	100520	Gig Fiber, LLC - Streetleaf	Invoice: 3610 (Reference: 4B_Dec 2024.) Invoice: 3609 (Reference: Hidden Creek CDD		11,850.00	1,379,091.35
12/9/2024	100521	Breeze	Invoice: 19771 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	1,377,424.68
12/9/2024	100522	Breeze Connected, LLC	Invoice: 4246 (Reference: Professional Management Services.) Invoice: 4261 (Refere		13,055.48	1,364,369.20
12/11/2024	100523	Gig Fiber, LLC - Streetleaf	Invoice: 3613 (Reference: Amendment #2_Dec 2024.) Invoice: 3614 (Reference: Amendm		11,600.00	1,352,769.20
12/16/2024	100524	Steadfast Environmental, LLC	Invoice: SE-25374 (Reference: Diagnosis of fountain at just right of Guard Shack.)		1,560.00	1,351,209.20
12/16/2024	100525	Stantec Consulting Services Inc	Invoice: 2322751 (Reference: Engineering Fees.)		247.50	1,350,961.70
12/17/2024	121724ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 12/04/24 through 01/03/25		149.97	1,350,811.73
12/17/2024	100526	Trimmers Holiday Decor Tampa	Invoice: 1433 (Reference: Full payment for 2024 Holiday Decor.)		9,475.00	1,341,336.73
12/17/2024	100527	NaturZone Pest Control	Invoice: 721136 (Reference: Monthly Pest Control Service: Guard House-16686 Lagoon Sh		75.00	1,341,261.73
12/17/2024	465	Hillsborough County Tax Collector	FY25 tax collections received	194,269.83		1,535,531.56
12/17/2024	465	Hillsborough County Tax Collector	Restricted cash	70,617.08		1,606,148.64
12/17/2024	465	Hillsborough County Tax Collector	Restricted cash		70,617.08	1,535,531.56
12/17/2024	467	H2 POOL SERVICES	Strongroom ACH returned payment 100505 (bills 2641, 2642, 2643)	3,900.00		1,539,431.56
12/18/2024	100528	Florida Commerical Care, Inc.	Invoice: 241228 (Reference: Monthly Lawn Maintenance Contract.) Invoice: 241227 (R		15,493.00	1,523,938.56
12/18/2024	100529	Breeze Connected, LLC	Invoice: 4280 (Reference: Hilton - Meeting, Lowe's and Home Depot.)		402.92	1,523,535.64
12/20/2024	112024ACH	Engage PEO	BOS MTG 12/09/24		295.90	1,523,239.74
12/20/2024	28	Ira D Draper	BOS 12/09/24		184.70	1,523,055.04
12/26/2024	100530	Hillsborough County Public Utilities	Invoice: 122024-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.) Invoice: 122024-422		944.46	1,522,110.58
12/30/2024	100532	Tampa S.W.A.P.			1,050.00	1,521,060.58
12/30/2024	100531	Straley Robin Vericker	Invoice: 25670 (Reference: For Professional Services Rendered Through November 30, 20		5,337.50	1,515,723.08
12/30/2024	100533	Breeze Connected, LLC	Invoice: 4305 (Reference: Laird Plastics - Glass for Overlook.)		302.08	1,515,421.00
12/31/2024	100534	JCS Investigations	Invoice: 30 () Invoice: 29 ()		26,880.00	1,488,541.00
12/31/2024	123124ACH	Engage PEO	Mileage		62.40	1,488,478.60
12/31/2024	29	Ira D Draper	Mileage		22.11	1,488,456.49
12/31/2024		EOM Balance		1,959,164.30	666,509.93	1,488,456.49
10/9/2024	100489	Disclosure Technology Services, LLC	VOID Invoice: 1236 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription.)		-1,250.00	1,489,706.49
1/3/2025	010325ACH1	TECO	17229 LAGOON SHORE BLVD, WELL November 08, 2024 - December 09, 2024		24.62	1,489,681.87
1/3/2025	010325ACH	TECO	Reference: 5108 Jackel Chase Dr November 08, 2024 - December 09, 2024		0.42	1,489,681.45
1/3/2025	010325ACH2	TECO	Reference: 5507 Salt Chime St November 08, 2024 - December 09, 2024		31.08	1,489,650.37
1/3/2025	010325ACH3	TECO	Reference: 5281 Hidden Creek Blvd November 08, 2024 - December 09, 2024		40.42	1,489,609.95
1/3/2025	010325ACH5	TECO	Reference: 16690 Maude Dr November 08, 2024 - December 09, 2024		106.09	1,489,503.86
1/3/2025	010325ACH4	TECO	Reference: 5109 Jackel Chase Dr November 08, 2024 - December 09, 2024		191.77	1,489,312.09
1/3/2025	010325ACH6	TECO	5329 AVID REEF WY, WELL November 08, 2024 - December 09, 2024		329.72	1,488,982.37
1/3/2025	010324ACH7	TECO	Reference: 5295 Hidden Creek Blvd November 08, 2024 - December 09, 2024		404.05	1,488,578.32
1/6/2025	100535	Breeze Connected, LLC	Invoice: 4345 (Reference: Professional Management Services.)		5,208.34	1,483,369.98
1/6/2025	100536	Breeze	Invoice: 19939 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	1,481,703.31
1/6/2025	010625ACH1	TECO	Reference: 16620 Lagoon Shore Blvd November 10, 2024 - December 10, 2024		964.56	1,480,738.75
1/6/2025	010625ACH	TECO	Reference: 16620 Lagoon Shore Blvd November 09, 2024 - December 10, 2024		23.51	1,480,715.24
1/6/2025	010625ACH2	TECO	Reference: 16675 Lagoon Shore Blvd November 09, 2024 - December 10, 2024		128.21	1,480,587.03

Hidden Creek Community Development District Check Register - Operating Account FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
1/7/2025	100537	IPFS Corporation	Invoice: 010625-59264 (Reference: Payment 4.)		3,721.32	1,476,865.71
1/7/2025	010725ACH	TECO	Reference: 16671 Lagoon Shore blvd June November 09, 2024 - December 10, 2024		137.20	1,476,728.51
1/7/2025			Deposit		0.00	1,476,728.51
1/7/2025	467	Hillsborough County Tax Collector	FY25 tax collections received	388,728.51		1,865,457.02
1/7/2025	467	Hillsborough County Tax Collector	Restricted cash	141,302.81		2,006,759.83
1/7/2025	467	Hillsborough County Tax Collector	Restricted cash		141,302.81	1,865,457.02
1/10/2025	11025ACH	Engage PEO	BOS MTG		80.60	1,865,376.42
1/10/2025	30	Samantha Coding			184.70	1,865,191.72
1/10/2025	11025ACH1	Engage PEO	BOS MTG		265.30	1,864,926.42
1/15/2025	100538	Straley Robin Vericker	Invoice: 25751 (Reference: For Professional Services Rendered Through December 31, 20		390.00	1,864,536.42
1/17/2025	100539	H2 POOL SERVICES	Invoice: 2628-1 (Reference: COMMERCIAL POOL CLEANING.)		1,348.75	1,863,187.67
1/17/2025	100540	H2 Lagoon Solutions	Invoice: 2640 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	1,861,887.67
1/17/2025	100541	H2 Lagoon Solutions	Invoice: 2658 (Reference: Commercial Pool Cleaning.)		1,300.00	1,860,587.67
1/17/2025	100542	Phillips Electric	Invoice: 122624- (Reference: Installations of landscape light.)		1,685.00	1,858,902.67
1/17/2025	100545	Solitude Lake Management	Invoice: PSI120736 (Reference: November Billing 11/1/2024 - 11/30/2024.) Invoice:		5,948.80	1,852,953.87
1/17/2025	100543	DC Integrations LLC	DKS Cellular Service		360.00	1,852,593.87
1/17/2025	100544	Florida Commercial Care, Inc.	Irrigation Repair		875.73	1,851,718.14
1/21/2025	100546	Gig Fiber, LLC - Streetleaf	Invoice: 3751 (Reference: Amendment #3 January 2025.) Invoice: 3752 (Reference: Co		23,450.00	1,828,268.14
1/21/2025	100547	NaturZone Pest Control	Invoice: 729292 (Reference: Monthly Pest Control Service.)		75.00	1,828,193.14
1/22/2025	100548	Solitude Lake Management	Invoice: PSI134066 (Reference: Annual Maintenance, January Billing 1/1/2025 - 1/31/20		2,974.40	1,825,218.74
1/23/2025	100549	DC Integrations LLC	Invoice: 25298 (Reference: 8 Channel camera cable replaced/connected to existing inte		12,249.00	1,812,969.74
1/23/2025	100550	Tampa S.W.A.P.	Invoice: 1088 (Reference: Dog waste station maintenance.)		300.00	1,812,669.74
1/23/2025	100551	JCS Investigations	Invoice: 31 (Reference: Security Svc 11/09-12/06/24.)		13,440.00	1,799,229.74
1/23/2025	100552	Fields Consulting Group, LLC	Invoice: 3458 (Reference: Captain Davis Dr.)		1,950.00	1,797,279.74
1/24/2025	100555	H2 Lagoon Solutions	Reference: COMMERCIAL POOL CLEANING. https://clientname(FILLIN).payableslockbox.com/		1,300.00	1,795,979.74
1/24/2025	012425ACH	Engage PEO	BOS MTG		726.50	1,795,253.24
1/24/2025	31	Ira D Draper	BOS MTG		184.70	1,795,068.54
1/24/2025	100553	Florida Commercial Care, Inc.	Invoice: 2418176 (Reference: Irrigation Repairs.)		1,114.43	1,793,954.11
1/24/2025	100554	Breeze Connected, LLC	Invoice: 4375 (Reference: Hilton - meeting 1/14.)		183.00	1,793,771.11
1/25/2025	012525ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 01/04/25 through 02/03/25		149.97	1,793,621.14
1/28/2025	100556	Stantec Consulting Services Inc.	Invoice: 2335698 (Reference: Engineering Fees.)		469.00	1,793,152.14
1/28/2025	100557	Hillsborough County Public Utilities	Invoice: 012225-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.)		18.78	1,793,133.36
1/29/2025	100558	DC Integrations LLC	Invoice: 25314 (Reference: REPAIR / RESET ENTRY SIDE VEHICLE GATE ENTRANCE.)		2,944.00	1,790,189.36
1/31/2025			Deposit		0.00	1,790,189.36
1/31/2025	468	Hillsborough County Tax Collector	FY25 tax collections received	2,411.99		1,792,601.35
1/31/2025	468	Hillsborough County Tax Collector	Restricted cash	876.76		1,793,478.11
1/31/2025	468	Hillsborough County Tax Collector	Restricted cash		876.76	1,792,601.35
01/31/2025		EOM Balance		533,320.07	229,175.21	1,792,601.35
2/4/2025	100560	Breeze	Invoice: 20087 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	1,790,934.68
2/4/2025	100561	Florida Commercial Care, Inc.	Invoice: 251723 (Reference: Monthly Lawn Maintenance.) Invoice: 251722 (Reference:		15,493.00	1,775,441.68
2/4/2025	030425ACH11	TECO	Reference: 16671 Lagoon Shore blvd June January 11, 2025 - February 10, 2025		836.48	1,774,605.20
2/5/2025	100562	Steadfast Alliance, LLC	Invoice: SE-25228 (Reference: Fountain Repair.)		7,341.60	1,767,263.60
2/5/2025	100563	Tampa S.W.A.P.	Invoice: 1084 (Reference: Arcylic plexiglass insta l.)		525.00	1,766,738.60
2/5/2025	020525ACH	TECO	17229 LAGOON SHORE BLVD, WELL December 10, 2024 - January 09, 2025		25.03	1,766,713.57
2/5/2025	020725ACH2	TECO	Reference: 5281 Hidden Creek Blvd December 10, 2024 - January 09, 2025		38.71	1,766,674.86
2/6/2025	020625ACH	TECO	Reference: 16620 Lagoon Shore Blvd December 11, 2024 - January 10, 2025		1,350.46	1,765,324.40
2/6/2025	020725ACH9	TECO	Reference: 16671 Lagoon Shore blvd June December 11, 2024 - January 10, 2025		655.24	1,764,669.16
2/7/2025	100564	Breeze Connected, LLC	Invoice: 4413 (Reference: Professional Management Services.) Invoice: 4432 (Refere		5,538.29	1,759,130.87
2/7/2025	020725ACH	TECO	Reference: 16620 Lagoon Shore Blvd December 11, 2024 - January 10, 2025		20.03	1,759,110.84

Hidden Creek Community Development District Check Register - Operating Account FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
2/7/2025	020725ACH1	TECO	Reference: 5507 Salt Chime St December 10, 2024 - January 09, 2025		32.13	1,759,078.71
2/7/2025	020725ACH3	TECO	5329 AVID REEF WY, WELL December 10, 2024 - January 09, 2025		205.85	1,758,872.86
2/7/2025	020725ACH4	TECO	Reference: 16690 Maude Dr December 10, 2024 - January 09, 2025		117.30	1,758,755.56
2/7/2025	020725ACH5	TECO	Reference: 16675 Lagoon Shore Blvd December 11, 2024 - January 10, 2025		129.74	1,758,625.82
2/7/2025	020725ACH6	TECO	Reference: 5109 Jackel Chase Dr November 08, 2024 - December 09, 2024		189.39	1,758,436.43
2/7/2025	020725ACH7	TECO	Reference: 5295 Hidden Creek Blvd December 10, 2024 - January 09, 2025		299.52	1,758,136.91
2/7/2025	020725ACH8	TECO	Reference: 5108 Jackel Chase Dr December 10, 2024 - January 09, 2025		178.10	1,757,958.81
2/7/2025	469	Hillsborough County Tax Collector	FY25 tax collections received	17,241.14		1,775,199.95
2/7/2025	469	Hillsborough County Tax Collector	Restricted cash	6,267.16		1,781,467.11
2/7/2025	469	Hillsborough County Tax Collector	Restricted cash		6,267.16	1,775,199.95
2/12/2025	100565	US Bank	Invoice: 7627860 (Reference: Trustee fees and incidental expense.)		4,506.13	1,770,693.82
2/12/2025	100566	Arbitrage Rebate Counselors LLC	Invoice: 020125 (Reference: Arbitrage Services.)		475.00	1,770,218.82
2/12/2025	100567	DC Integrations LLC	Invoice: 25331 ()		220.00	1,769,998.82
2/12/2025	100568	H2 Lagoon Solutions	Invoice: 2676 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	1,768,698.82
2/17/2025	021725ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 02/04/25 through 03/03/25		149.97	1,768,548.85
2/19/2025	100569	Solitude Lake Management	Invoice: PS1140023 (Reference: Annual Maintenance, February Billing 2/1/2025 - 2/28/2		2,974.40	1,765,574.45
2/19/2025	100570	NaturZone Pest Control	Invoice: 737269 (Reference: Monthly Pest Control Service.)		75.00	1,765,499.45
2/19/2025	100571	Steadfast Alliance, LLC	Invoice: SE-26147 (Reference: checking on all fountains at Southshore.)		1,480.00	1,764,019.45
2/20/2025	100572	Breeze Connected, LLC	Invoice: 4455 (Reference: Hilton - Meeting 2.10.)		183.01	1,763,836.44
2/20/2025	100573	DC Integrations LLC	Invoice: 25374 (Reference: Gate Repair.) Invoice: 25379 (Reference: INSTALL OMRON		2,470.00	1,761,366.44
2/20/2025	100574	IPFS Corporation	Invoice: 021125-59264 (Reference: Payment 5.)		3,362.84	1,758,003.60
2/20/2025	100576	Straley Robin Vericker	Invoice: 25912 (Reference: General prof Legal services.)		1,504.45	1,756,499.15
2/20/2025	100577	JCS Investigations	Invoice: 32 (Reference: Security Svc 12/7/24-1/3/25.)		13,440.00	1,743,059.15
2/21/2025	022125ACH	Engage PEO	BOS MTG 2-10-25 + Mileage		776.07	1,742,283.08
2/21/2025	32	Ira D Draper	BOS MTG 2-10-25 + Mileage		200.10	1,742,082.98
2/24/2025	100578	Gig Fiber, LLC - Streetleaf	Invoice: 3903 (Reference: Hidden Creek CDD - Amendment #3_Feb 2025.) Invoice: 3900		23,450.00	1,718,632.98
2/26/2025	470	H2 POOL SERVICES	To book strongroom ACH returned payment 100539	1,348.75		1,719,981.73
2/28/2025	100579	ECS Integrations LLC			5,200.00	1,714,781.73
02/28/2025		EOM Balance		24,857.05	102,676.67	1,714,781.73
10/9/2024	100488	H2 POOL SERVICES	VOID Invoice: 2628 (Reference: COMMERCIAL POOL CLEANING.)		-1,348.75	1,716,130.48
3/3/2025	100580	Florida Commercial Care, Inc.	Reference: Main Line Repair. https://clientname(FILLIN).payableslockbox.com/DocView/		795.83	1,715,334.65
3/4/2025	100581	Breeze	Invoice: 20217 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	1,713,667.98
3/4/2025	030425ACH	TECO	Reference: 16620 Lagoon Shore Blvd January 11, 2025 - February 10, 2025		1,172.32	1,712,495.66
3/4/2025	030425ACH1	TECO	Reference: 16620 Lagoon Shore Blvd January 11, 2025 - February 10, 2025		20.03	1,712,475.63
3/4/2025	030425ACH2	TECO	17229 LAGOON SHORE BLVD, WELL January 10, 2025 - February 07, 2025		25.31	1,712,450.32
3/4/2025	030425ACH3	TECO	Reference: 5507 Salt Chime St January 10, 2025 - February 07, 2025		30.45	1,712,419.87
3/4/2025	030425ACH4	TECO	Reference: 5281 Hidden Creek Blvd January 10, 2025 - February 07, 2025		35.63	1,712,384.24
3/4/2025	030425ACH5	TECO	5329 AVID REEF WY, WELL January 10, 2025 - February 07, 2025		70.04	1,712,314.20
3/4/2025	030425ACH6	TECO	Reference: 16690 Maude Dr January 10, 2025 - February 07, 2025		117.50	1,712,196.70
3/4/2025	030425ACH7	TECO	Reference: 16675 Lagoon Shore Blvd January 11, 2025 - February 10, 2025		139.56	1,712,057.14
3/4/2025	030425ACH8	TECO	Reference: 5109 Jackel Chase Dr November 08, 2024 - December 09, 2024		241.98	1,711,815.16
3/4/2025	030425ACH9	TECO	Reference: 5295 Hidden Creek Blvd January 10, 2025 - February 07, 2025		259.51	1,711,555.65
3/4/2025	030425ACH10	TECO	Reference: 5108 Jackel Chase Dr January 10, 2025 - February 07, 2025		625.38	1,710,930.27
3/6/2025	100582	Hillsborough County Public Utilities	Invoice: 022025-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.) Invoice: 022025-422		2,266.31	1,708,663.96
3/6/2025	100583	Gig Fiber, LLC - Streetleaf	Invoice: 4043 (Reference: Hidden Creek CDD - Amendment #1_March 2025.) Invoice: 40		23,450.00	1,685,213.96
3/6/2025	100584	Breeze Connected, LLC	Invoice: 4503 (Reference: Professional Management Services.)		5,208.34	1,680,005.62
3/7/2025	100585	IPFS Corporation	Invoice: 030325-59264 (Reference: Payment 6.)		3,362.84	1,676,642.78
3/10/2025	100586	Florida Commercial Care, Inc.	Reference: Irrigation Repairs. https://clientname(FILLIN).payableslockbox.com/DocView/		7,174.70	1,669,468.08
3/10/2025	473	Hillsborough County Tax Collector	FY25 tax collections received	14,627.64		1,684,095.72

Hidden Creek Community Development District Check Register - Operating Account FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
3/10/2025	473	Hillsborough County Tax Collector	Restricted cash	5,317.15		1,689,412.87
3/10/2025	473	Hillsborough County Tax Collector	Restricted cash		5,317.15	1,684,095.72
3/11/2025	100587	DC Integrations LLC	Invoice: 25299 (Reference: Install 4 Ped gate closers, main and hidden creek gate.)		3,980.00	1,680,115.72
3/11/2025	100588	Florida Commercial Care, Inc.	Monthly Lawn Maintenance Contract		12,293.00	1,667,822.72
3/11/2025	031124ACH	Hillsborough County Public Utilities	Reference: 16676 LAGOON SHORE BLVD -DP. Paid (online) double and there is \$18.93 cre		18.93	1,667,803.79
3/12/2025	100590	Florida Commercial Care, Inc.	Reference: Monthly Lawn Maintenance. https://clientname(FILLIN).payableslockbox.com/		3,200.00	1,664,603.79
3/12/2025	100589	Disclosure Technology Services, LLC	Invoice: 1236 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription.)		1,250.00	1,663,353.79
3/12/2025	031225ACH	Hidden Creek CDD	Remittance of FY2025 tax collections to Debt Service		694,890.18	968,463.61
3/14/2025	031425ACH	Engage PEO	Supervisor Cassels Backpay		695.90	967,767.71
3/14/2025	3461	Southshore Bay Club, LLC	Road sharing agreement	20,916.00		988,683.71
3/19/2025	100593	H2 Lagoon Solutions	Invoice: 2704 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	987,383.71
3/19/2025	100595	Solitude Lake Management	Invoice: PS152379 (Reference: Annual Maintenance 3/1/2025 - 3/31/2025.)		3,093.38	984,290.33
3/19/2025	100596	NaturZone Pest Control	Invoice: 745471 (Reference: Monthly Pest Control Service.)		75.00	984,215.33
3/19/2025	100594	Florida Commercial Care, Inc.	Irrigation Repairs		950.94	983,264.39
3/21/2025	032125ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 03/04/25 through 04/03/25		160.00	983,104.39
3/21/2025	032125ach	Engage PEO	bos mtg 3-10-25		941.80	982,162.59
3/21/2025	33	Ira D Draper	bos mtg 3-10-25		184.70	981,977.89
3/24/2025	100598	Stantec Consulting Services Inc.	Invoice: 2364245 (Reference: For Period Ending: February 28, 2025.)		824.00	981,153.89
3/28/2025	100599	JCS Investigations	Invoice: 33 (Reference: Security Svc 1/4-1/21/25.)		13,440.00	967,713.89
3/28/2025	100600	Florida Commercial Care, Inc.	Invoice: 253126 (Reference: Monthly Lawn Maintenance Contract.)		12,293.00	955,420.89
3/28/2025	032825ACH	Scoopy Poopy Doo LLC	Reference: Pet Waste Stations Service. https://clientname(FILLIN).payableslockbox.co		325.00	955,095.89
3/31/2025	100601	Straley Robin Vericker	Invoice: 26141 (Reference: For Professional Services Rendered Through February 28, 20		2,987.50	952,108.39
3/31/2025	100602	Florida Commercial Care, Inc.	Invoice: 2516304 (Reference: Irrigation Repairs.)		9,997.50	942,110.89
03/31/2025		EOM Balance		40,860.79	813,531.63	942,110.89
10/9/2024	100488	H2 POOL SERVICES	VOID Invoice: 2628 (Reference: COMMERCIAL POOL CLEANING.)		1,348.75	940,762.14
4/3/2025	100603	Kai	Invoice: 20251 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	939,095.47
4/3/2025	100604	Florida Commercial Care, Inc.	Invoice: 2589837 (Reference: Irrigation Repairs.)		19,961.90	919,133.57
4/3/2025	100605	IPFS Corporation	Invoice: 040325-59264 (Reference: Payment 7.)		3,362.84	915,770.73
4/4/2025	040425ACH1	TECO	Reference: 16620 Lagoon Shore Blvd February 11, 2025 - March 11, 2025		1,306.10	914,464.63
4/4/2025	040425ACH2	TECO	Reference: 16620 Lagoon Shore Blvd February 11, 2025 - March 11, 2025		18.74	914,445.89
4/4/2025	040425ACH3	TECO	17229 LAGOON SHORE BLVD, WELL February 08, 2025 - March 10, 2025		21.55	914,424.34
4/4/2025	040425ACH4	TECO	Reference: 5507 Salt Chime St February 08, 2025 - March 10, 2025		28.39	914,395.95
4/4/2025	040425ACH5	TECO	Reference: 5281 Hidden Creek Blvd February 08, 2025 - March 10, 2025		40.82	914,355.13
4/4/2025	040425ACH6	TECO	Reference: 16675 Lagoon Shore Blvd February 11, 2025 - March 11, 2025		124.64	914,230.49
4/4/2025	040425ACH7	TECO	Reference: 16690 Maude Dr February 08, 2025 - March 10, 2025		139.61	914,090.88
4/4/2025	040425ACH8	TECO	5329 AVID REEF WY, WELL February 08, 2025 - March 10, 2025		247.54	913,843.34
4/4/2025	040425ACH9	TECO	Reference: 5109 Jackel Chase Dr February 08, 2025 - March 10, 2025		286.79	913,556.55
4/4/2025	040425ACH10	TECO	Reference: 5295 Hidden Creek Blvd February 08, 2025 - March 10, 2025		545.18	913,011.37
4/4/2025	040425ACH11	TECO	Reference: 5108 Jackel Chase Dr February 08, 2025 - March 10, 2025		401.43	912,609.94
4/4/2025	040425ach	Engage PEO	BOS MTG 03/10/25		941.80	911,668.14
4/4/2025	34	Ira D Draper	BOS MTG 03/10/25		184.70	911,483.44
4/7/2025	040425ACH	TECO	Reference: 16671 Lagoon Shore blvd June February 11, 2025 - March 11, 2025		801.20	910,682.24
4/7/2025	471	Hillsborough County Tax Collector	FY25 tax collections received	29,579.64		940,261.88
4/7/2025	471	Hillsborough County Tax Collector	Restricted cash	10,752.20		951,014.08
4/7/2025	471	Hillsborough County Tax Collector	Restricted cash		10,752.20	940,261.88
4/8/2025	100606	Business Observer	Invoice: 25-00981H (Reference: Budget Workshop on 4/16/25 @ 6:00 PM.)		52.50	940,209.38
4/8/2025	100607	DC Integrations LLC	DKS Cellular Service		360.00	939,849.38
4/9/2025	100608	ECS Integrations LLC	Invoice: 102447 (Reference: MONTHLY FOR BOTH SITES- (billed quarterly.)		1,050.00	938,799.38
4/22/2025	042225ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 04/04/25 through 05/03/25		160.00	938,639.38

Hidden Creek Community Development District Check Register - Operating Account FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
4/23/2025	100613	Florida Commercial Care, Inc.	Invoice: 2593971 (Reference: Irrigation Repairs.) Invoice: 2593974 (Reference: Irr		2,212.50	936,426.88
4/23/2025	100614	Gig Fiber, LLC - Streetleaf	Invoice: 4191 (Reference: Hidden Creek CDD - Amendment #2_April 2025.) Invoice: 41		23,450.00	912,976.88
4/23/2025	100615	H2 POOL SERVICES	Invoice: 2628-1 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	911,676.88
4/23/2025	100616	Hillsborough County Public Utilities	Invoice: 032425-4227 (Reference: 16675 LAGOON SHORE BLVD -GH.)		1,167.41	910,509.47
4/23/2025	469	Florida Commercial Care, Inc.	To book check 100609, stop paid an re-issued under ck 100613		2,212.50	908,296.97
4/23/2025	469	Gig Fiber, LLC - Streetleaf	To book check 100611, stop paid an re-issued under ck 100614		23,450.00	884,846.97
4/24/2025	469R	Florida Commercial Care, Inc.	To book check 100609, stop paid an re-issued under ck 100613	2,212.50		887,059.47
4/24/2025	469R	Gig Fiber, LLC - Streetleaf	To book check 100611, stop paid an re-issued under ck 100614	23,450.00		910,509.47
4/25/2025	100617	Solitude Lake Management	Invoice: PSI159817 (Reference: Annual Maintenance 4/1/2025 - 4/30/2025.)		3,093.38	907,416.09
4/25/2025	100618	NaturZone Pest Control	Invoice: 753756 (Reference: Monthly Pest Control Service.)		75.00	907,341.09
4/25/2025	100619	ECS Integrations LLC	Invoice: 102478 (Reference: The resident tag camera was replaced under warranty..)		282.00	907,059.09
4/25/2025	100620	Kai Connected, LLC	Invoice: 4536 (Reference: Professional Management Services.)		5,208.34	901,850.75
4/25/2025	100621	JCS Investigations	Invoice: 34 (Reference: Security Svc 2/1-3/3/25.)		13,440.00	888,410.75
4/25/2025	472	Hillsborough County Tax Collector	FY25 tax collections received	497.14		888,907.89
4/25/2025	472	Hillsborough County Tax Collector	Restricted cash	180.71		889,088.60
4/25/2025	472	Hillsborough County Tax Collector	Restricted cash		180.71	888,907.89
4/28/2025	100622	Stantec Consulting Services Inc.	Invoice: 2377727 (Reference: For Period Ending: March 28, 2025.)		546.50	888,361.39
4/28/2025	470	H2 POOL SERVICES	To book check 100610, stop paid an re-issued under ck 100615		1,300.00	887,061.39
4/29/2025	470R	H2 POOL SERVICES	To book check 100610, stop paid an re-issued under ck 100615	1,300.00		888,361.39
4/30/2025	100623	Straley Robin Vericker	Invoice: 26276 (Reference: For Professional Services Rendered Through March 31, 2025.		2,727.50	885,633.89
4/30/2025	100624	Florida Commercial Care, Inc.	Invoice: 2543274 (Reference: April 2025 Monthly Lawn Maintenance.) Invoice: 254327		15,493.00	870,140.89
04/30/2025	EOM Balance			67,972.19	139,942.19	870,140.89
5/2/2025	100625	Florida Commercial Care, Inc.	Invoice: 253127 (Reference: Monthly Lawn Maintenance.)		3,200.00	866,940.89
5/2/2025	050225ACH	Scoopy Poopy Doo LLC	Pet Waste Stations 4/25 Service, Sonia paid via ACH on 5/2/25		325.00	866,615.89
5/5/2025	100626	Kai	Invoice: 20344 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	864,949.22
5/5/2025	050625ACH	TECO	Reference: 16620 Lagoon Shore Blvd March 12, 2025 - April 09, 2025		1,398.30	863,550.92
5/5/2025	050525ACH	TECO	17229 LAGOON SHORE BLVD, WELL March 11, 2025 - April 08, 2025		20.11	863,530.81
5/5/2025	050525ACH1	TECO	Reference: 5507 Salt Chime St March 11, 2025 - April 08, 2025		26.52	863,504.29
5/5/2025	050525ACH2	TECO	Reference: 5281 Hidden Creek Blvd March 11, 2025 - April 08, 2025		45.48	863,458.81
5/5/2025	050525ACH3	TECO	Reference: 5295 Hidden Creek Blvd March 11, 2025 - April 08, 2025		371.59	863,087.22
5/5/2025	050525ACH5	TECO	Reference: 5108 Jackel Chase Dr March 11, 2025 - April 08, 2025		724.35	862,362.87
5/6/2025	100627	Hillsborough County Public Utilities	Invoice: 042225-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.) Invoice: 042825-422		745.24	861,617.63
5/6/2025	100628	US Bank	Invoice: 7730679 (Reference: Trustee fees and incidental expense.)		4,540.63	857,077.00
5/6/2025	050625ACH1	TECO	Reference: 16620 Lagoon Shore Blvd March 12, 2025 - April 09, 2025		18.74	857,058.26
5/6/2025	050625ACH2	TECO	Reference: 16690 Maude Dr March 11, 2025 - April 08, 2025		130.69	856,927.57
5/6/2025	050625ACH3	TECO	Reference: 16675 Lagoon Shore Blvd March 12, 2025 - April 09, 2025		141.81	856,785.76
5/6/2025	050625ACH4	TECO	Reference: 5109 Jackel Chase Dr March 11, 2025 - April 08, 2025		263.33	856,522.43
5/6/2025	050625ACH5	TECO	5329 AVID REEF WY, WELL March 11, 2025 - April 08, 2025		334.79	856,187.64
5/6/2025	050625ACH6	TECO	Reference: 16671 Lagoon Shore blvd June March 12, 2025 - April 09, 2025		972.78	855,214.86
5/7/2025	478	Hillsborough County Tax Collector	FY25 tax collections received	3,538.90		858,753.76
5/7/2025	478	Hillsborough County Tax Collector	Restricted cash	1,286.39		860,040.15
5/7/2025	478	Hillsborough County Tax Collector	Restricted cash		1,286.39	858,753.76
5/8/2025	100629	Gig Fiber, LLC - Streetleaf	Invoice: 4425 (Reference: Hidden Creek CDD - 7A & 7B_May 2025.) Invoice: 4423 (Ref		24,153.50	834,600.26
5/12/2025	3595	Southshore Bay Club, LLC		2,988.00		837,588.26
5/13/2025	100630	IPFS Corporation	Invoice: 050125-59264 (Reference: Payment 8.)		3,362.84	834,225.42
5/13/2025	100631	Kai Connected, LLC	Invoice: 4565 (Reference: Professional Management Services.)		5,208.34	829,017.08
5/19/2025	100632	NaturZone Pest Control	Invoice: 762401 (Reference: Monthly Pest Control Service.)		75.00	828,942.08
5/19/2025	100633	Straley Robin Vericker	Invoice: 26444 (Reference: For Professional Services Rendered Through April 30, 2025.		1,797.50	827,144.58
5/19/2025	100634	JCS Investigations	Invoice: 35 (Reference: Security Svc 3/4-3/31/25.)		13,440.00	813,704.58

Hidden Creek Community Development District Check Register - Operating Account FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
5/19/2025	100635	H2 Lagoon Solutions	Invoice: 2740 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	812,404.58
5/21/2025	052125ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 05/04/25 through 06/03/25		160.00	812,244.58
5/21/2025	100636	Gate Pros, Inc.	Invoice: 12001 (Reference: GATE OPERATOR REPLACEMENT ON 9/16/2024.) Invoice: 12000		10,875.00	801,369.58
5/22/2025	100637	Steadfast Alliance, LLC	Invoice: SA-11808 (Reference: Fountain Repair.)		8,515.00	792,854.58
5/22/2025	100638	Florida Commercial Care, Inc.	Invoice: 255122 (Reference: Monthly Lawn Maintenance Contract.) Invoice: 255123 (R		15,493.00	777,361.58
5/23/2025	052325ach	Engage PEO	BOS MTG 04/14/25		941.80	776,419.78
5/23/2025	36	Ira D Draper	BOS MTG 04/14/25		184.70	776,235.08
5/23/2025	052325ach2	Engage PEO	bos mtg 5-12-25		941.80	775,293.28
5/23/2025	35	Ira D Draper	BOS MTG 05/12/25		184.70	775,108.58
5/27/2025	100639	Arbitrage Rebate Counselors LLC	Invoice: 052325 (Reference: Arbitrage Services 3/13/24-3/13/25.)		475.00	774,633.58
5/28/2025	100640	Hillsborough County Public Utilities	Invoice: 052225-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.) Invoice: 052225-422		1,117.18	773,516.40
05/31/2025		EOM Balance		7,813.29	104,437.78	773,516.40
6/2/2025	060225ACH	Scoopy Poopy Doo LLC	Pet Waste Stations 5/25 Service, Sonia paid via ACH on 6/2/25		325.00	773,191.40
6/4/2025	100641	Kai	Invoice: 20427 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	771,524.73
6/4/2025	060425ACH	TECO	Reference: 16620 Lagoon Shore Blvd April 10, 2025 - May 09, 2025		1,507.90	770,016.83
6/4/2025	060425ACH1	TECO	17229 LAGOON SHORE BLVD, WELL April 09, 2025 - May 08, 2025		20.45	769,996.38
6/4/2025	060425ACH2	TECO	Reference: 16620 Lagoon Shore Blvd April 10, 2025 - May 09, 2025		20.82	769,975.56
6/4/2025	060425ACH3	TECO	Reference: 5507 Salt Chime St March 11, 2025 - April 08, 2025		27.53	769,948.03
6/4/2025	060425ACH4	TECO	Reference: 5281 Hidden Creek Blvd March 11, 2025 - April 08, 2025		48.14	769,899.89
6/4/2025	060425ACH5	TECO	Reference: 16690 Maude Dr March 11, 2025 - April 08, 2025		122.56	769,777.33
6/4/2025	060425ACH6	TECO	Reference: 16675 Lagoon Shore Blvd March 12, 2025 - April 09, 2025		140.06	769,637.27
6/4/2025	060425ACH7	TECO	Reference: 5109 Jackel Chase Dr April 09, 2025 - May 08, 2025		276.29	769,360.98
6/4/2025	060425ACH8	TECO	5329 AVID REEF WY, WELL April 09, 2025 - May 08, 2025		370.65	768,990.33
6/4/2025	060425ACH9	TECO	Reference: 5295 Hidden Creek Blvd April 09, 2025 - May 08, 2025		467.63	768,522.70
6/4/2025	060425ACH10	TECO	Reference: 5108 Jackel Chase Dr April 09, 2025 - May 08, 2025		727.00	767,795.70
6/4/2025	060425ACH11	TECO	Reference: 16671 Lagoon Shore blvd June April 10, 2025 - May 09, 2025		761.20	767,034.50
6/6/2025	100642	Gig Fiber, LLC - Streetleaf	Invoice: 4593 (Reference: 7A & 7B_June 2025.) Invoice: 4590 (Reference: Collector		24,153.50	742,881.00
6/6/2025	100643	IPFS Corporation	Invoice: 060425-59264 (Reference: Payment 9.)		3,362.84	739,518.16
6/6/2025	060625ach	Engage PEO	Mileage		149.15	739,369.01
6/6/2025	38	Ira D Draper	mileage		15.40	739,353.61
6/9/2025	482	Hillsborough County Tax Collector	FY25 tax collections received	4,613.29		743,966.90
6/9/2025	482	Hillsborough County Tax Collector	Restricted cash	1,547.14		745,514.04
6/9/2025	482	Hillsborough County Tax Collector	Restricted cash		1,547.14	743,966.90
6/9/2025	483	Hillsborough County Tax Collector	To book Assessment On-roll allocation correction	30,608.92		774,575.82
6/9/2025	483	Hillsborough County Tax Collector	To book Assessment On-roll allocation correction		30,608.92	743,966.90
6/10/2025	100644	Stantec Consulting Services Inc.	Invoice: 2397466 (Reference: For Period Ending: May 2, 2025.)		2,619.00	741,347.90
6/11/2025	100645	ECS Integrations LLC	Invoice: 102583 (Reference: The locking key of the left exit side gate is broken.)		502.00	740,845.90
6/13/2025	061325ach	Engage PEO	christie ray mileage backpay		69.61	740,776.29
6/16/2025	100646	Straley Robin Vericker	Invoice: 26605 (Reference: For Professional Services Rendered ThroughMay 31, 2025.)		1,530.00	739,246.29
6/17/2025	100647	ECS Integrations LLC	Invoice: 102571 (Reference: REPAIR / WELD BROKEN PICKETS.) Invoice: 102626 (Refere		1,657.00	737,589.29
6/17/2025	100648	H2 Lagoon Solutions	Invoice: 2758 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	736,289.29
6/18/2025	100649	NaturZone Pest Control	Invoice: 771262 (Reference: Monthly Pest Control Service.)		75.00	736,214.29
6/18/2025	100650	JCS Investigations	Invoice: 36 (Reference: Security Svc 4/1-4/28/25.)		15,420.00	720,794.29
6/18/2025	484	Hillsborough County Tax Collector	FY25 tax collections received	19,875.52		740,669.81
6/19/2025	3750	Southshore Bay Club, LLC		2,988.00		743,657.81
6/19/2025			Deposit	11,525.33		755,183.14
6/20/2025	100651	Florida Commercial Care, Inc.	Invoice: 256019 (Reference: Monthly Lawn Maintenance Contract.) Invoice: 256020 (R		15,493.00	739,690.14
6/20/2025	100652	Kai Connected, LLC	Invoice: 4597 (Reference: Professional Management Services.)		5,208.34	734,481.80
6/23/2025	062325ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 06/04/25 through 07/03/25		160.00	734,321.80

Hidden Creek Community Development District

Check Register - Operating Account

FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
6/23/2025	062325ach1	Engage PEO	BOS MTG 06-9-25		726.50	733,595.30
6/23/2025	39	Ira D Draper	BOS MTG 06-9-25		184.70	733,410.60
6/23/2025	062325ach2	Engage PEO	christie ray backpay		695.90	732,714.70
6/24/2025	100653	Stantec Consulting Services Inc.	Invoice: 2405591 (Reference: For Period Ending: May 30, 2025.)		309.00	732,405.70
6/27/2025	100654	Locher Environmental Technology, LLC	Invoice: 14231 (Reference: Data Hosting, maintenance.)		3,943.72	728,461.98
06/30/2025	EOM Balance			71,158.20	116,212.62	728,461.98
7/1/2025	100655	ECS Integrations LLC	Invoice: 102668 (Reference: Hidden Creek Back Gate Repair.)		277.00	728,184.98
7/2/2025	100656	US Bank	Invoice: 06302025 (Reference: Series 2016A-1. Check Stub Notes: Series 2016A-1 Accou		11,525.33	716,659.65
7/2/2025	100657	IPFS Corporation	Invoice: 070125-59264 (Reference: Payment 10.)		3,362.84	713,296.81
7/2/2025	100658	Kai	Invoice: 20509 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	711,630.14
7/2/2025	100659	Kai Connected, LLC	Invoice: 4629 (Reference: Professional Management Services.)		5,208.34	706,421.80
7/2/2025	070225ACH	Scoopy Poopy Doo LLC	Pet Waste Stations 5/25 Service, Sonia paid via ACH on		325.00	706,096.80
7/7/2025	070725ACH	TECO	17229 LAGOON SHORE BLVD, WELL May 09, 2025 - June 09, 2025		20.68	706,076.12
7/7/2025	070725ACH1	TECO	Reference: 16620 Lagoon Shore Blvd May 10, 2025 - June 10, 2025		1,674.53	704,401.59
7/7/2025	070725ACH2	TECO	Reference: 16620 Lagoon Shore Blvd May 10, 2025 - June 10, 2025		20.68	704,380.91
7/7/2025	070725ACH3	TECO	Reference: 5507 Salt Chime St May 09, 2025 - June 09, 2025		29.50	704,351.41
7/7/2025	070725ACH4	TECO	Reference: 5281 Hidden Creek Blvd May 09, 2025 - June 09, 2025		52.42	704,298.99
7/7/2025	070725ACH5	TECO	Reference: 16690 Maude Dr May 09, 2025 - June 09, 2025		127.22	704,171.77
7/7/2025	070725ACH6	TECO	Reference: 16675 Lagoon Shore Blvd May 10, 2025 - June 10, 2025		193.45	703,978.32
7/7/2025	070725ACH7	TECO	Reference: 5109 Jackel Chase Dr May 09, 2025 - June 09, 2025		310.56	703,667.76
7/7/2025	070725ACH8	TECO	Reference: 5108 Jackel Chase Dr May 09, 2025 - June 09, 2025		446.36	703,221.40
7/7/2025	070725ACH9	TECO	5329 AVID REEF WY, WELL May 09, 2025 - June 09, 2025		464.36	702,757.04
7/7/2025	070725ACH10	TECO	Reference: 5295 Hidden Creek Blvd May 09, 2025 - June 09, 2025		629.01	702,128.03
7/7/2025	070725ACH11	TECO	Reference: 16671 Lagoon Shore blvd June May 10, 2025 - June 10, 2025		840.96	701,287.07
7/14/2025	100660	Business Observer	Invoice: 25-02035H (Reference: Supervisors Meeting on 7/24/25.)		63.44	701,223.63
7/14/2025	100661	Hillsborough County Public Utilities	Invoice: 062325-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.)		18.83	701,204.80
7/15/2025	100662	Straley Robin Vericker	Invoice: 26771 (Reference: For Professional Services Rendered Through June 30, 2025.		3,271.95	697,932.85
7/17/2025	100663	ECS Integrations LLC	Invoice: 102756 (Reference: MONTHLY FOR BOTH SITES- (billed quarterly.)		1,050.00	696,882.85
7/17/2025	487		to book tax collections received	146.05		697,028.90
7/17/2025	487		Restricted cash	48.98		697,077.88
7/17/2025	487		Restricted cash		48.98	697,028.90
7/18/2025	100664	ECS Integrations LLC	Invoice: 102682 (Reference: DKS Cellular Service billed quarterly back gate.)		390.00	696,638.90
7/18/2025	100665	Gig Fiber, LLC - Streetleaf	Invoice: 4771 (Reference: Amendment #2_July 2025.) Invoice: 4769 (Reference: 7A &		24,153.50	672,485.40
7/21/2025	072125ACH	Brighthouse Networks	Reference: 5309 Hidden Creek Blvd. 07/04/25 through 08/03/25		160.00	672,325.40
7/22/2025	100666	H2 Lagoon Solutions	Invoice: 2787 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	671,025.40
7/22/2025	100667	Stantec Consulting Services Inc.	Invoice: 2418493 (Reference: For Period Ending: June 27, 2025.)		309.51	670,715.89
7/22/2025	100668	NaturZone Pest Control	Invoice: 780344 (Reference: Monthly Pest Control Service.)		75.00	670,640.89
7/23/2025	100669	Hillsborough County Public Utilities	Invoice: 062325-4227 (Reference: 16675 LAGOON SHORE BLVD -GH.)		1,023.24	669,617.65
7/24/2025	100670	JCS Investigations	Invoice: 37 (Reference: Security Svc 4/29-5/26-25.)		15,420.00	654,197.65
7/25/2025	100671	Florida Commercial Care, Inc.	Invoice: 2544931 (Reference: Landscape Enhancement.)		1,299.77	652,897.88
7/25/2025	100672	ECS Integrations LLC	Invoice: 102844 (Reference: Gate Repairs.)		157.00	652,740.88
7/28/2025	100673	Business Observer	Invoice: 25-02106H (Reference: Fiscal Year 2025-2026 Proposed Budget Board of Superv		264.69	652,476.19
7/29/2025	100674	Florida Commercial Care, Inc.	Invoice: 25762876 (Reference: Dead Palm Tree.)		2,773.00	649,703.19
7/29/2025	100675	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90111371 (Reference: Services rendered regarding audited financial statement		3,350.00	646,353.19
7/30/2025	100676	ECS Integrations LLC	Invoice: 102866 (Reference: Gate Repairs.)		282.00	646,071.19
7/30/2025	100677	Steadfast Alliance, LLC	Invoice: SA-13718 (Reference: Routine Aquatic Maintenance (Pond Spraying).) Invoice		5,790.00	640,281.19
7/30/2025	100678	Florida Commercial Care, Inc.	Invoice: 2575712 (Reference: Removal of palm tree.)		1,299.77	638,981.42
7/31/2025	073125ach	Engage PEO	BOS MTG 7/14/25		726.50	638,254.92
7/31/2025	40	Ira D Draper	BOS MTG 07/14/25		192.40	638,062.52

Hidden Creek Community Development District Check Register - Operating Account FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
7/31/2025	486		Insurance damages settlement-would not upload deposit file - need attachment	100,385.71		738,448.23
07/31/2025		EOM Balance		100,580.74	90,594.49	738,448.23
8/1/2025	080125ACH	Scoopy Poopy Doo LLC	Pet Waste Stations 7/25 Service, Sonia paid via ACH on		325.00	738,123.23
8/4/2025	41	Samantha Coding	BOS MTG 12/09/24 Prior check voided, re-issued		184.70	737,938.53
8/4/2025	08042025ACH	Kai Connected, LLC	Invoice: 4718 (Reference: Professional Management Services.)		5,208.34	732,730.19
8/5/2025	08042025ACH	Kai	Invoice: 20610 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	731,063.52
8/5/2025	ACH	TECO	Invoice: 071525-5127 (Reference: 17229 LAGOON SHORE BLVD, WELL June 10, 2025 - July		19.38	731,044.14
8/5/2025	ACH	TECO	Invoice: 071525-8532 (Reference: 5507 Salt Chime St June 10, 2025 - July 09, 2025.		27.77	731,016.37
8/5/2025	ACH	TECO	Invoice: 071525-1726 (Reference: 5281 Hidden Creek Blvd June 10, 2025 - July 09, 202		32.64	730,983.73
8/5/2025	ACH	TECO	Invoice: 071525-2836 (Reference: 5295 Hidden Creek Blvd June 10, 2025 - July 09, 202		98.87	730,884.86
8/5/2025	ACH	TECO	Invoice: 071525-4538 (Reference: 16690 Maude Dr June 10, 2025 - July 09, 2025.)		130.89	730,753.97
8/5/2025	ACH	TECO	Invoice: 071525-7913 (Reference: 5109 Jackel Chase Dr June 10, 2025 - July 09, 2025.		293.65	730,460.32
8/5/2025	ACH	TECO	Invoice: 071525-7597 (Reference: 5108 Jackel Chase Dr June 10, 2025 - July 09, 2025.		518.07	729,942.25
8/6/2025	ACH	TECO	Invoice: 071625-9017 (Reference: 16620 Lagoon Shore Blvd June 11, 2025 - July 10, 202		1,512.12	728,430.13
8/6/2025	ACH	TECO	Invoice: 071625-6881 (Reference: 16620 Lagoon Shore Blvd June 11, 2025 - July 10, 20		19.38	728,410.75
8/6/2025	ACH	TECO	Invoice: 071625-6994 (Reference: 16675 Lagoon Shore Blvd June 11, 2025 - July 10, 20		193.40	728,217.35
8/6/2025	ACH	TECO	Invoice: 071625-0692 (Reference: 16671 Lagoon Shore blvd June.)		791.20	727,426.15
8/6/2025	080625ACH	TECO	Reference: 5329 AVID REEF WY, WELL June 10, 2025 - July 09, 2025. https://clientna		390.52	727,035.63
8/6/2025	3941	Southshore Bay Club, LLC		1,494.00		728,529.63
8/8/2025	100679	Florida Commercial Care, Inc.	Invoice: 257120 (Reference: July 2025 Monthly Lawn Maintenance.) Invoice: 257119 (		23,401.28	705,128.35
8/8/2025	100680	IPFS Corporation	Invoice: 0080425-59264 (Reference: Payment 11.)		3,362.84	701,765.51
8/8/2025	100681	Alphagraphics Tampa Print	Invoice: 251601 (Reference: Letters.)		1,727.43	700,038.08
8/11/2025	100682	Steadfast Alliance, LLC	Invoice: SA-13866 (Reference: pulled fountain to lake side, dis-assembled pump and mo		10,651.04	689,387.04
8/11/2025	100683	Gig Fiber, LLC - Streetleaf	Invoice: 4942 (Reference: 4B_August 2025.) Invoice: 4941 (Reference: Hidden Creek		24,153.50	665,233.54
8/11/2025	3903	Southshore Bay Club, LLC		2,988.00		668,221.54
8/12/2025	100684	NaturZone Pest Control	Invoice: 789402 (Reference: Monthly Pest Control Service.)		75.00	668,146.54
8/12/2025	100685	ECS Integrations LLC	Invoice: 102878 (Reference: Gate & Camera Management.)		1,020.00	667,126.54
8/15/2025	ACH	Hillsborough County Public Utilities	Invoice: 072225-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.)		18.99	667,107.55
8/15/2025	H119092	Engage PEO	BOS MTG 08/11/25		1,101.40	666,006.15
8/15/2025	42	Ira D Draper	BOS MTG 08/11/25		192.40	665,813.75
8/18/2025	100686	Hillsborough County Public Utilities	Invoice: 072225-4227 (Reference: 16675 LAGOON SHORE BLVD -GH.)		1,243.38	664,570.37
8/19/2025	100687	Kai	Invoice: 20734 (Reference: Hilton Garden Inn, Pet waste station, The Home Depot Libra		1,348.29	663,222.08
8/20/2025	100688	Florida Commercial Care, Inc.	Invoice: 258119 (Reference: 8/25 Monthly Lawn Maintenance.) Invoice: 258120 (Ref		15,493.00	647,729.08
8/20/2025	100689	Straley Robin Vericker	Invoice: 26937 (Reference: For Professional Services Rendered Through July 31, 2025.		4,375.55	643,353.53
8/20/2025	100690	H2 Lagoon Solutions	Invoice: 2811 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	642,053.53
8/21/2025	ACH	Brighthouse Networks	Invoice: 2540856080425-0856 (Reference: 5309 HIDDEN CREEK BLVD 08/04/25 through 09/03		160.00	641,893.53
8/25/2025	100691	Kai	Invoice: 20815 (Reference: 6.10.25 Hotel.) Invoice: 20832 (Reference: 7.14.25 Hote		903.95	640,989.58
8/25/2025	100692	Stantec Consulting Services Inc.	Invoice: 2441957 (Reference: For Period Ending: 8/8/25.)		1,713.85	639,275.73
8/25/2025	100693	Kai	Invoice: 20866 (Reference: - 8.11.25 Meeting Hotel.)		183.00	639,092.73
8/26/2025	100694	JCS Investigations	Invoice: 38 (Reference: Security Svc 5/24-6/23/25.)		15,420.00	623,672.73
8/27/2025	WIRE	Southshore HOA	to pay back funds loaned to CDD to repair fence		30,000.00	593,672.73
8/27/2025			Deposit	28,972.59		622,645.32
8/28/2025	100695	Florida Commercial Care, Inc.	Invoice: 2511679 (Reference: Irrigation Repairs.)		1,046.26	621,599.06
08/31/2025		EOM Balance		33,454.59	150,303.76	621,599.06

EXHIBIT 4

AGENDA

Hidden Creek Community Development District
Negative Variance Report
08/31/25

12	PAYROLL TAXES	920	843	887	(44)	Payroll taxes on 11 meeting held so far. The budget provided for 8 meetings total with 4 supervisors in attendance for the full year
13	PAYROLL SERVICES	715	715	1,050	(335)	11 meeting payrolls plus 10 out of cycle payments
21	TRAVEL PER DIEM	200	200	461	(261)	Actuals received
26	LEGAL SERVICES	15,000	15,000	29,813	(14,813)	Matters: Land conveyance from Developer to CDD, Multi-family cost sharing agreement, Land owner election, review of vendor proposals and agreements, termination of vendor agreements, Mandamus complaint and Studebaker matter.
32	DISSEMINATION AGENT	8,000	8,000	8,750	(750)	Dissemination agent fee of \$7,500 for FY2025
34	TRUSTEE FEES	8,296	8,296	9,061	(765)	Charges for extraordinary fees incurred in FY2025 \$750
43	IRRIGATION REPAIR & MAINTENANCE	7,500	7,500	19,586	(12,086)	12 repairs incurred to date. Include root removal, decoder replacement, timer replacement, and valve replacements.
47	FOUNTAIN MAINTENANCE & REPAIR	7,500	7,500	23,758	(16,258)	Work performed for fountain right of the Guard Shack \$7,340, repair work on 4 fountains \$8,515
48	STREETLIGHTS	281,400	257,950	260,764	(2,814)	Increase of \$1.50 per installed unit per month
53	GATE MAINTENANCE & MONTHLY MONITORING	7,000	7,000	42,390	(35,390)	Mutiple repairs and installs: 4 pedestrian gate closers \$4k, repair vehicle entry and exit gates \$5.9K, \$10k fence repair, \$11k repair of 09/16/24 gate strike.
55	FRONT GATE ATTENDANTS	162,000	148,500	153,780	(5,280)	Rate increase effective June 2025
58	REPAIRS & MAINTENANCE	1,000	1,000	1,950	(950)	Signage for Captain Davis Dr

EXHIBIT 5

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, September 8, 2025 at 6:00 p.m. at Hilton Garden Inn, 4328 Garden Vista
6 Drive, Riverview, Florida 33578.

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

8 Ms. Bruce called the meeting to order at 6:24 p.m. and conducted roll call.

9 Present and constituting a quorum were:

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

13 Also present were:

14 Audette Bruce	District Manager, Kai
15 Adriana Urbina	Community Director, Kai

16 *The following is a summary of the discussions and actions taken at the September 8, 2025 Hidden Creek*
17 *CDD Board of Supervisors Regular Meeting.*

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

20 There were eleven audience members present, two were on Zoom.

21 A resident pointed out concerns about roundabout signage.

22 **THIRD ORDER OF BUSINESS – Consent Agenda**

23 A. Exhibit 1: Consideration for Approval – The Meeting Minutes of the Board of Supervisors
24 Regular Meeting Held August 11, 2025

25 On a MOTION by Mr. Susic, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board **approved**
26 **the Meeting Minutes of the Board of Supervisors Regular Meeting Held August 11, 2025**, for the
27 Hidden Creek Community Development District.

28 B. Exhibit 2: Ratification – Mr. Electric of Riverview – Diagnostic Charge for Hidden Creek Gate -
29 \$49.95

30 On a MOTION by Mr. Draper, SECONDED by Mr. Susic, WITH ALL IN FAVOR, the Board **ratified the**
31 **Diagnostic Charge for Hidden Creek Gate from Mr. Electric of Riverview in the amount of \$49.95**,
32 for the Hidden Creek Community Development District.

33 **FOURTH ORDER OF BUSINESS – Staff Reports**

34 A. District Counsel

35 There being none, the next item followed.

36 B. District Engineer

37 ➤ Exhibit 3: Oval Run Road Depression Review dated July 31, 2025

38 ➤ Exhibit 4: Lagoon Shore at Scuba Crest Roundabout and Signage

Ms. Bruce shared updates on street depressions and pedestrian signage, noting approval was needed before vendors could be contacted. Ms. Cassels stressed the urgency of crosswalk signs at Lagoon and Avid Way and raised a concern about a missing one-way sign near Dunkin Donuts. Mr. Susic explained the signage layout and said it appeared appropriate, though exact requirements were unclear.

Ms. Bruce stated that work on the road depressions was ongoing. They were still waiting on the county to scope the sewer lines and had flagged another depression on Mooner Plank with the District Engineer. A final report was pending.

On a MOTION by Mr. Draper, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board approved the signage proposal for pedestrian and roundabout provided by the District Engineer and to authorize the District Engineer to proceed with obtaining proposals as soon as possible in order to complete the work at the earliest opportunity, for the Hidden Creek Community Development District.

Mr. Studebaker raised concern about confusing lane arrows near the roundabout. Mr. Draper and Ms. Cassels reviewed the layout and agreed it made sense. Mr. Susic also felt it was acceptable.

Ms. Cassels noted that the photo on page 17 of Exhibit Three did not show their community and requested an updated image once the county report was received.

C. Kai Field Staff

➤ Exhibit 5: Kai Field Inspection Report

Ms. Cassels requested separate templates between Hidden Creek and Southshore Bay to avoid confusion, clarify pond identification (like a pond map).

➤ Consideration of Proposals

Walk-on Item: ECS Integrations – Gate Maintenance - \$445.00 per inspection

Mr. Draper made a motion to accept the walk-on proposal from ECS Integrations to be presented to the Board.

On a MOTION by Mr. Draper, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board **accepted the walk-on proposal from ECS Integrations for Gate Maintenance in the amount of \$445.00 per inspection**, for the Hidden Creek Community Development District.

Ms. Bruce shared a gate maintenance proposal. The Board agreed more frequent service and proper hinge repairs were needed, not just basic upkeep. Mr. Susic urged to schedule the inspection quickly to prepare a proposal for the next meeting.

On a MOTION by Mr. Draper, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board approved to authorize Mr. Susic to meet with Mr. Schwartz and the gate company to ensure the proposal addressed the identified issues, for the Hidden Creek Community Development District.

- Exhibit 6: ECS Integrations – 8 Batteries for Entrance Gate - \$1,310.00

Ms. Bruce said they were meant to keep gates functional during power outages. Ms. Cassels questioned their value, arguing gates should remain open during outages, especially in emergencies. Mr. Draper and Mr. Susic agreed the real issue seemed to be the breakers tripping, not the lack of backup power. The item was tabled pending more information.

- Exhibit 7: ECS Integrations – Gate Tie-back System – Hidden Creek Gate - \$1,480.00

Ms. Bruce explained the tie-back system keeps gates open during hurricanes. Ms. Cassels supported it, noting past damage. Ms. Bruce said it costs \$1,480 per gate. Mr. Draper asked for input, and Mr. Susic agreed the system made sense for hurricane readiness.

On a MOTION by Mr. Draper, SECONDED by Mr. Susic, WITH ALL IN FAVOR, the Board **approved the proposal from ECS Integrations for Gate Tie-back System in the amount of \$1,480.00 and to obtain proposal for Scuba Crest, Lagoon Shore North Gates authorizing Chairman to sign if cost was proportional**, for the Hidden Creek Community Development District.

- Exhibit 8: Florida Commercial Care – Controller Replacement - \$3,669.74

Ms. Cassels pointed out pricing errors and unclear details in the proposal, questioning the controller's function. Mr. Draper suggested getting another proposal. Ms. Bruce agreed to request a corrected version, and Mr. Draper said they would table the item.

- Exhibit 9: Florida Commercial Care – Post Caps - \$2,916.36

The Board discussed a proposal to repaint and reinstall 95 metal fence post caps at about \$30 each. Ms. Cassels questioned the cost-effectiveness compared to replacement. Mr. Susic noted new caps cost under \$3 each. Mr. Draper suggested tabling the item and getting an alternative proposal.

- Exhibit 10: Florida Commercial Care – Street Signs Installation - \$2,957.86

Ms. Cassels questioned using Florida Commercial Care without other bids and noted their proposals were unclear. Ms. Bruce said other vendors often did not respond. Mr. Susic requested Mr. Schwartz attend the next meeting, and the Board decided to table the item.

- Exhibit 11: Florida Commercial Care – Land Clearing - \$11,800.00

Walk-on Item: Adam B's Tree Service – Land Clearing - \$7,500.00

Mr. Draper made a motion to accept the walk-on proposal from Adam B's Tree Service to be presented to the Board.

On a MOTION by Mr. Draper, SECONDED by Mr. Susic, WITH ALL IN FAVOR, the Board **accepted the walk-on proposal from Adam B's Tree Service for Land Clearing in the amount of \$7,500.00**, for the Hidden Creek Community Development District.

Ms. Cassels questioned the need for more clearing behind Anchor Root. Mr. Susic clarified only part was done and more remains overgrown. Ms. Bruce said budget details were unavailable, and Mr. Susic recommended delaying approval until confirmed.

- Exhibit 12: Florida Commercial Care – Tree and Palm Tree Replacements - \$10,931.20

The Board agreed to wait until the start of the next fiscal year before proceeding.

- Exhibit 13: Florida Commercial Care – Hardwood Trimming - \$1,500.00

Ms. Cassels mentioned hardwood trimming behind a home. Mr. Draper noted it's in a common area and suggested waiting for Mr. Schwartz to explain next month.

- Exhibit 14: Holiday Lighting – Installation of Permanent LED Lights - \$22,684.31

The Board agreed to wait until the start of the next fiscal year before proceeding.

- Exhibit 15: Jellyfish Lighting – CDD Lighting Proposal - \$2,599.00

The Board agreed to wait until the start of the next fiscal year before proceeding.

- Exhibit 16: Mr. Electric of Riverview – Just Wire Proposal - \$3,443.44
- Exhibit 17: Mr. Electric of Riverview – No panel Proposal - \$4,294.70
- Exhibit 18: Mr. Electric of Riverview – Complete Update - \$7,357.27

Mr. Susic raised concerns about repeated gate issues despite prior repairs. Ms. Bruce said Mr. Electric of Riverview proposed three options after a \$49.00 diagnostic. Mr. Draper noted the fixes lacked clarity. Board agreed to hold off until the root problem is confirmed.

- Scoopy Poopy Doo – Two Pet Waste Station
 - a. Exhibit 19: Quotation for Option 1 and 2
 - b. Exhibit 20: Photos of two types of Pet Waste Station

On a MOTION by Mr. Susic, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board **approved the proposal from Scoopy Poopy Doo Two Pet Waste Station Option 1 for Heavy Duty Pet Waste Station in the amount of \$641.98**, for the Hidden Creek Community Development District.

Walk-on Item: Danielle Fence & Outdoor Living – Fence - \$2,838.00

Mr. Draper made a motion to accept the walk-on proposal from Danielle Fence & Outdoor Living to be presented to the Board.

On a MOTION by Mr. Draper, SECONDED by Mr. Susic, WITH ALL IN FAVOR, the Board **accepted the walk-on proposal from Danielle Fence & Outdoor Living for Fence in the amount of \$2,838.00 to be added to the agenda**, for the Hidden Creek Community Development District.

Mr. Susic noted one fence at \$16,830.00 Whisper Homes should have been included in the insurance claim and asked if it could still be submitted. He emphasized the need to move forward regardless. Ms. Bruce will follow up and check insurance claims.

On a MOTION by Mr. Susic, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **approved the proposal from Danielle Fence & Outdoor Living for Fence in the amount of \$2,838.00**, for the Hidden Creek Community Development District.

D. District Manager

- Exhibit 21: Presentation of Quarterly Compliance Website Audit Report

Ms. Bruce shared the ADA compliance audit report for the Hidden Creek CDD website, confirming it passed. The Board agreed to finalize meeting agendas at least one week in advance, after Ms. Cassels raised concerns about last-minute distributions limiting review time. Urgent items can still be added as walk-ons.

Ms. Bruce offered optional CDD training with Mr. Mendenhall on Mondays could be via Zoom to explain roles and budgets. Supervisors could email her to schedule.

Ms. Cassels requested a more robust website for proactive community updates. Ms. Bruce said current services under Kai don't include content management but will look into options, including a new AI feature in development. The Board agreed to explore proposals for improved website functionality.

Ms. Bruce said the county rejected combining the tot lot with the dog park due to parking requirements. Mr. Draper suggested having Metro tell the CDD how they will provide the tot lot and meet regulations.

FIFTH ORDER OF BUSINESS – Supervisors Requests

The Board determined that the funds allocated in the budget toward key fobs can be reapportioned as no new homes are being built in the CDD.

Mr. Susic urged for immediate fence repairs.

Ms. Cassels made a motion for the Hidden Creek CDD Board to initiate a Request for Proposals process to evaluate and select a new district management company. The RFP will follow Chapter 190, Florida Statutes, and other procurement rules, outlining scope, qualifications, and evaluation criteria. Supervisor Cassels will review the RFP before release. Proposals will be publicly noticed, submitted directly to her, and then reviewed by the Board with staff and legal counsel if needed. The Board will select the management company that best serves the district in a public meeting.

On a MOTION by Ms. Cassels, SECONDED by Mr. Susic, WITH ALL IN FAVOR, the Board **approved to initiate an RFP process for a new District Management Company, with Ms. Cassels to review the RFP prior to its release. Proposals would be submitted to and initially reviewed by Ms. Cassels, then presented to the Board, district staff, and legal counsel if needed on a public hearing, for the Hidden Creek Community Development District.**

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

A resident offered to volunteer his electrical expertise to help assess gate issues and vendor proposals at no cost. He noted the gates no longer squeak and might just need regular greasing. He wants quality work at fair prices and questioned a previous \$480 gate repair and lack of notice when the gates failed.

A resident requested a permanent wildlife crossing sign due to speeding and frequent wildlife near her home. This topic will be added to next month's agenda.

SEVENTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Susic, SECONDED by Ms. Cassels, 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 6

AGENDA

RE: Request for Proposals

Payment Receipt

Times Publishing Company

Account: TB323505

Phone : (813) 458-6955

Name: HIDDEN CREEK CDD

Payment Note: Thank you for your payment.

Customer Address: 1540 INTERNATIONAL PARKWAY SUITE
2000
LAKE MARY, FL 32746

Ticket #.: 58914

Ad Start Date:: 10/05/2025

Tagline: REQUEST FOR PROPOSALS DISTRICT MANAGEMEN

PO #:

Amount Paid: \$728.00

Pymt Batch # 2746

Payment Date: 10/2/25

Card Type Visa

Payment Type: Credit Card

Card #: 0701

Card/Check No: 0701

Approval No.: S31869

Received By DBONETT

EXHIBIT 7

AGENDA

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Request for Proposals was published in said newspaper by print in the issues of 10/05/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

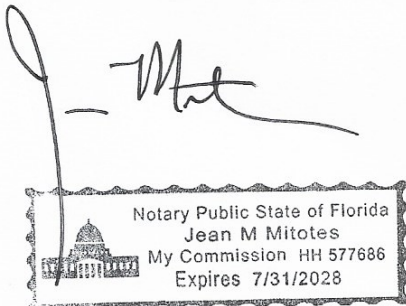


Sworn to and subscribed before me this 10/05/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____



REQUEST FOR PROPOSALS DISTRICT MANAGEMENT SERVICES AND FIELD MANAGEMENT SERVICES

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
Hillsborough County, Florida

Notice is hereby given that the Hidden Creek Community Development District ("District") will accept proposals from qualified firms interested in providing district management and field management services. A full Request for Proposals (RFP) package, including detailed instructions and scope of services, is available from Supervisor Karen Cassels, at KarenHiddenCreekCDD@gmail.com. Interested firms may request a copy of the RFP package and must submit a proposal in accordance with its requirements.

These services are considered contractual services under Florida law and are not required to be competitively bid. To be considered, each firm must be authorized to do business in Florida, hold all required state and federal licenses, and otherwise meet any applicable requirements set forth by the District. Hard Copies proposals must be received by **October 27, 2025**, to the Supervisors of Hidden Creek CDD, and via electronic transmission to KarenHiddenCreekCDD@gmail.com. Late proposals will not be accepted.

Scope of Services

The successful proposer will be expected to provide comprehensive management services including, but not limited to:

- Administrative and operational support to the Board of Supervisors.
- Financial and accounting services (budget preparation, financial reporting, assessment roll administration).
- Meeting preparation, noticing, and recordkeeping.
- Field Management Services to include operational, maintenance, and administrative functions.
- Coordination with District Counsel, District Engineer, and other professionals.
- Compliance with all applicable Florida Statutes governing community development districts.

A detailed scope of services will be included in the full RFP package.

The District's Board of Supervisors ("Board") is expected to consider all proposals at their regularly scheduled meeting on **November 10, 2025**. **PLEASE PLAN ON ATTENDING THE MEETING TO PRESENT YOUR PROPOSAL AND RESPOND TO QUESTIONS FROM THE BOARD.** Price will be one factor considered by the Board, but the District explicitly reserves the right to award the contract to a firm that does not submit the proposal with the lowest price. Further, the District has the right to reject any and all proposals and waive any technical errors, informalities, or irregularities if it determines it is in the best interest of the District to do so.

Any and all questions relative to this project shall be directed in writing by e-mail to Supervisor Karen Cassels at KarenHiddenCreekCDD@gmail.com.

Publication Date: October 5, 2025

58914

EXHIBIT 8

AGENDA



Southshore Bay CDD

Gary Schwartz

Complete

Score	59 / 70 (84.29%)	Flagged items	1	Actions	1
-------	------------------	---------------	---	---------	---

1 Oct 2025 08:15 EDT

Prepared by Gary Schwartz

Ponds	23 / 27 (85.19%)
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Ponds 1	3 / 3 (100%)
---------	--------------

Ponds	Good
-------	------



Photo 1



Photo 2

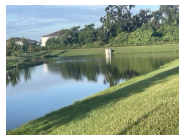


Photo 3

Pond Location 16619-16621 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.711398362984507,
-82.32589895371194)

Ponds 2	3 / 3 (100%)
---------	--------------

Ponds	Good
-------	------

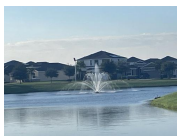


Photo 4

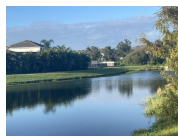


Photo 5



Photo 6

Pond Location Captain Davis Dr
Wimauma FL 33598
United States
(27.71099022168514,
-82.32628305492274)

Ponds 3	3 / 3 (100%)
---------	--------------

Ponds	Good
-------	------

The filamentous algae in the pond has been treated and should begin to recover within about a week or so.



Photo 7



Photo 8



Photo 9

Pond Location

5053 Captain Davis Dr
Wimauma FL 33598
United States
(27.709601945463447,
-82.3278520608469)

Ponds 4

2 / 3 (66.67%)

Ponds

Fair

The torpedo grass and algae in the pond has been treated and is beginning to die.



Photo 10



Photo 11



Photo 12

Pond Location

16632 Grotto Steam Pl
Wimauma FL 33598
United States
(27.709118472513634,
-82.3293272442182)

Ponds 5

2 / 3 (66.67%)

Ponds

Fair

The filamentous algae in the pond is beginning to die.



Photo 13



Photo 14



Photo 15

Pond Location

Hidden Creek Blvd
Wimauma FL 33598
United States
(27.699042884255014,
-82.32580147778428)

Ponds 6

3 / 3 (100%)

Ponds

Good



Photo 16

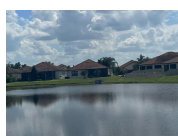


Photo 17

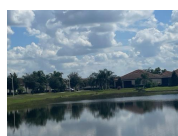


Photo 18

Pond Location

16818 Scuba Crest St
Wimauma FL 33598
United States
(27.707377490501596,
-82.321347327176)

Ponds 7

2 / 3 (66.67%)

Ponds

Fair

The Gulf Spikerush has been treated and is beginning to die.



Photo 19



Photo 20



Photo 21

Pond Location

5013 Jackel Chase Dr
Wimauma FL 33598
United States
(27.706090890567193,
-82.32372338785056)

Ponds 8

3 / 3 (100%)

Ponds

Good



Photo 22



Photo 23



Photo 24

Pond Location

16919 Scuba Crest St
Wimauma FL 33598
United States
(27.702536741297415,
-82.32098244138278)

Ponds 9

2 / 3 (66.67%)

Ponds

Fair

The filamentous algae in the pond is beginning to die.



Photo 25

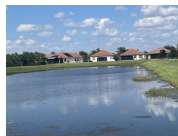


Photo 26

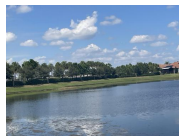


Photo 27

Pond Location

16915 Scuba Crest St
Wimauma FL 33598
United States
(27.703095011089776,
-82.32128497799538)

Landscaping

1 flagged, 1 action, 19 / 24 (79.17%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36

Landscaping Location

16619-16621 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.711410594886907,
-82.32590505091753)

Landscaping 2

2 / 3 (66.67%)

Landscaping

Fair

Turf replacement is needed.



Photo 37

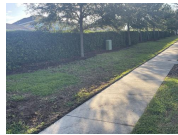


Photo 38

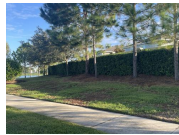


Photo 39

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.70951688431747,
-82.32475757541803)

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46

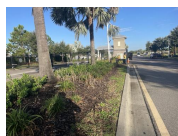


Photo 47

Landscaping Location

16622 Mooner Plank Cir
Wimauma FL 33598
United States
(27.709895144066095,
-82.32482771564452)

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 48



Photo 49



Photo 50



Photo 51

Landscaping Location

16888 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.705667768137115,
-82.3228952093806)

Landscaping 5

2 / 3 (66.67%)

Landscaping

Fair

The turf will need to be treated for fungus.

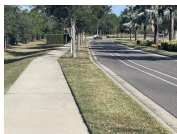


Photo 52



Photo 53

Landscaping Location

16888 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.705404064643854,
-82.32242127888121)

Landscaping 6

3 / 3 (100%)

Landscaping

Good



Photo 54



Photo 55

Landscaping Location

16888 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.705409135695273,
-82.32242245234765)

Landscaping 7

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 56



Photo 57



Photo 58



Photo 59

To do | Assignee: Gary Schwartz | Priority: Low | Due: 8 Oct 2025 13:31 EDT | Created by: Gary Schwartz

Poor turf conditions.

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.692688524536592,
-82.32527642796302)

Landscaping 8

3 / 3 (100%)

Landscaping

Good



Photo 60



Photo 61



Photo 62

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.690775413301434,
-82.32505203911356)

Mailbox

Good



Photo 63



Photo 64

Mailbox Location

16695 Maude Dr
Wimauma FL 33598
United States
(27.709400707161176,
-82.32801313651002)

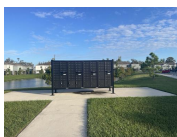


Photo 65



Photo 66

Streetlights

Working



Photo 67



Photo 68



Photo 69

Streetlights Location

Signage

Good



Photo 70



Photo 71

Gates

Fair



Photo 72



Photo 73



Photo 74



Photo 75

Sidewalks

Fair

Various areas of the sidewalk will need to be pressure cleaned.



Photo 76



Photo 77

Sidewalks Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.711060756535332,
-82.32534610857466)

Common Area Fence

Good

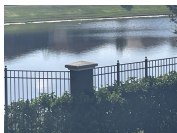


Photo 78

Roads

Good



Photo 79

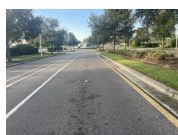


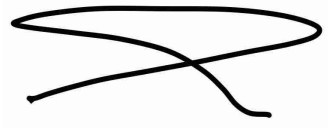
Photo 80

Lagoon Shore Blvd

Roads Location

Wimauma FL 33598
United States
(27.712226510772915,
-82.325713469743)

Sign Off

A handwritten signature in black ink, appearing to read 'Gary Schwartz', is shown within a light gray rectangular box.

Gary Schwartz
3 Oct 2025 13:01 EDT

Flagged items & Actions

1 flagged, 1 action

Flagged items

1 flagged, 1 action

Page 1: Initial questions / Landscaping / Landscaping 7

Landscaping

Poor



Photo 56



Photo 57



Photo 58



Photo 59

To do | Assignee: Gary Schwartz | Priority: Low | Due: 8 Oct 2025 13:31 EDT | Created by: Gary Schwartz

Poor turf conditions.

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

EXHIBIT 9

AGENDA



Adam B's Tree Service

Adam Bean
17349 Shirila Rae Drive
Shady Hills, FL 34610
7277686202
adamtbean@gmail.com

ESTIMATE
ANCHORROOST01

DATE
09/04/2025

TOTAL
USD \$7,500.00

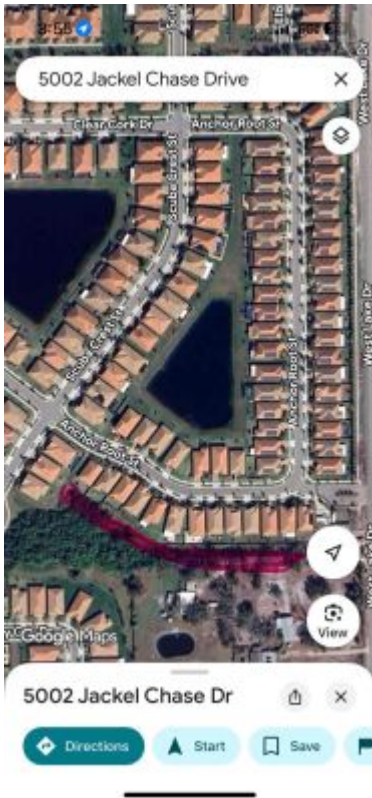
TO

Michael Sakellarides

5002 Jackel Chase Drive, Wimauma, FL
gary@hikai.com

DESCRIPTION	RATE	QTY	AMOUNT
Trim right of way leaving 8ft space between fenceline and tree line behind houses on Anchor Root St. from house number 5509 to 16924 (13 lots)	\$7,500.00	1	\$7,500.00
TOTAL			USD \$7,500.00

Please leave a rating/review on
https://g.page/r/CY2_iXKPgGvOEbM/review



Highlighted area is area to be trimmed

EXHIBIT 10

AGENDA

September 2, 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 CDD land clearing behind properties Anchor Root ST.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Clear of 8 ft buffer from the fence at the back of the property's common areas of Hidden Creek CDD along Anchor Root St. towards West Lake Dr approx. 680ft long.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

TOTAL PRICE: \$11,800.00

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

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



Professional Landscaping and Property Maintenance Services

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

EXHIBIT 11

AGENDA

September 3, 2025

Hidden Creek CDD
Attn: Gary Schwartz
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: Street signs install, sign straightening and replacement

SCOPE OF WORK:

- Dispatch technicians to the property with required equipment and materials to complete work order.
- Located and tape off area for safe working environment.
- Reference pictures to be provided to technician.
- Locate traffic signposts within the community that are leaning and need to be straightened and reinstalled.
- 3 posts are located at the first roundabout just past the guard gate.
- Other posts are within the Hidden Creek community shown in attached pictures.
- Remove signposts from ground and clean out post hole of any concrete and debris in preparation for reinstall.
- Properly measure and install each post in own bed of concrete and allow for proper dry time.
- Backfill each post hole with dirt and debris to match existing landscaping bed.
- Locate 1 bent stop sign to be replaced at Trite Bend St.
- Remove old, bent stop sign from post and dispose of accordingly.
- Install new Stop sign to post using required hardware.
- Locate intersection within community to have new street sign installed.
- New "Flowing Oar" street sign to be installed at intersection of Jackel Chase Dr and Flowing Oar Rd.
- Install new "Flowing Oar Dr." street sign with required brackets for proper fit.
- Locate numerous street signs within Hidden Creek to be straightened and resecured.
- Use street sign brackets as needed if others are broken or damaged.
- Locate black signpost along Lagoon Shore Blvd that is missing a pedestrian crossing sign.
- Using proper signpost brackets, install new "Pedestrian Crossing" sign to post.
- Assure sign is secure to post.
- Locate loose electrical wire sitting on top of bedrock at 16674 Maude Dr.
- Loose wire needs to be buried underneath dirt and rock.



FIVE

- Dig line in rock and secure electrical line underneath.
- Backfill dug out area with dirt and rock to match the existing bed.
- Check property for any other damage or issues.
- Remove and clean all equipment and debris from area.

Total Price- \$2,957.86

Proposal Accepted _____
DATE

SIGNATURE

Stephen Mc Dowell
Stephen McDowell
Florida Commercial Care, Inc.

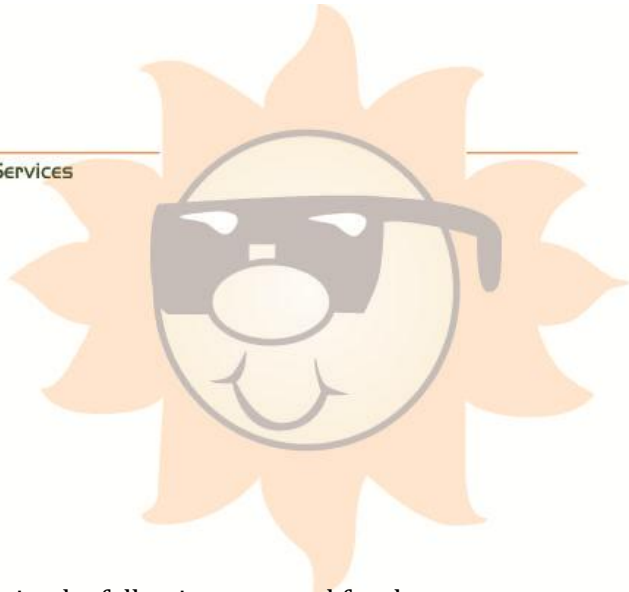
Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

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EXHIBIT 12

AGENDA



August 26, 2025

Hidden Creek CDD
Attn: Gary Schwartz
 5002 Jackel Chase Dr
 Wimauma, FL 33598

Re: Hidden Creek CDD

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

PROPOSAL: Technician has reported the controller is non- responding to any modules that have been replaced again. The controller has been discontinued SINCE March 31, 2022. Controller needs to be replaced with new module ACC2. Below is a description of work to be completed and cost if approved.

SCOPE OF WORK:

Two-Wire Controller Replacement:

- Dispatch technician to site
- Locate nonfunctional controller
- Turn off all points of connections for power
- Turn off the modules
- Remove the faceplate while carefully unplugging the wires connecting it to the base
- Remove the modules in charge of the two-wire system
- Install new faceplate
- Plug modules back into new controller
- Reprogram controller back to previous specifications
- Lock the controller housing upon departure

SUBOUT				
LABOR	4		\$79.00	\$316.00
MATERIAL	1		\$3293.74	\$3,293.74
TRIP CHARGE	1		\$60.00	\$60.00
GRAND TOTAL				\$3,669.74



Professional Landscape and Property Maintenance Services

Total Price-NTE \$3,669.74

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.

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EXHIBIT 13

AGENDA

September 2, 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 CDD tree and Palm tree replacements.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Removal, disposal and soil preparation for new trees.
- Installation of (4) 10' OA Sabal Palm trees along West Lake, Dr.
- Installation of (4) 25 gal. Slash Pine along West Lake Dr.
- Installation of (8) Staking kits.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

TOTAL PRICE: \$10,931.20

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell

Florida Commercial Care, Inc.

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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 14

AGENDA

September 2, 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 CDD hardwood tree trimming behind properties.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Hardwood tree trimming of (2) trees at the back of the property's common areas of Hidden Creek CDD along the ditch (touching homes 8ft away).
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

TOTAL PRICE: \$1,500.00

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

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Professional Landscaping and Property Maintenance Services

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EXHIBIT 15

AGENDA

September 22, 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 CDD pine bark cleanup.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Cleaning of pine straw away from the pine bark beds (3) beds median, right side and left side by the dog park front entrance Hidden reek CDD.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price- \$2,643.20

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

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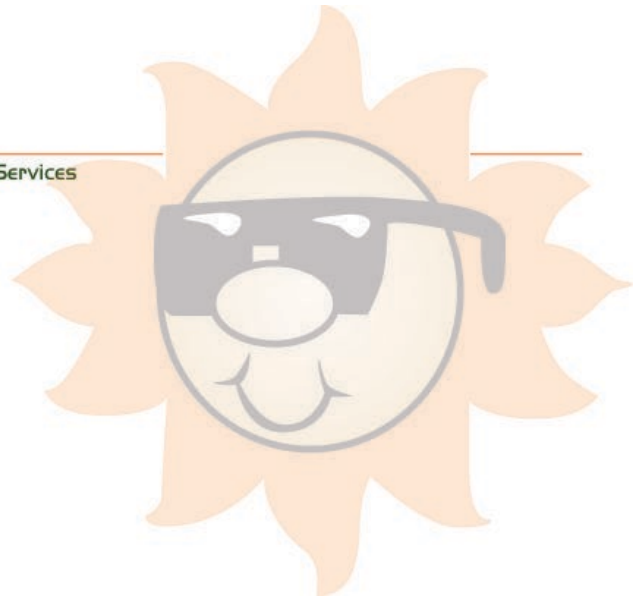


EXHIBIT 16

AGENDA

September 22, 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 CDD River rock installation right sign.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Clean up and prepare for new rocks around monument sign front left entrance.
- Installation of (2 1/2) 1/4"-1/2" yd of river rocks around the monument sign front left entrance.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price- \$2,448.60

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell
Florida Commercial Care, Inc.

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EXHIBIT 17

AGENDA

September 22, 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 CDD sod installation median island passing the front main gate.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Removal, disposal and relocation of Liriopes to make the flower bed shorter, island passing the gate front entrance.
- Installation of (2) pallets of premium Floratam sod to make the flower bed shorter first median island passing the gate front entrance.
- Installation of mulch coco brown.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price- \$3,267.04

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

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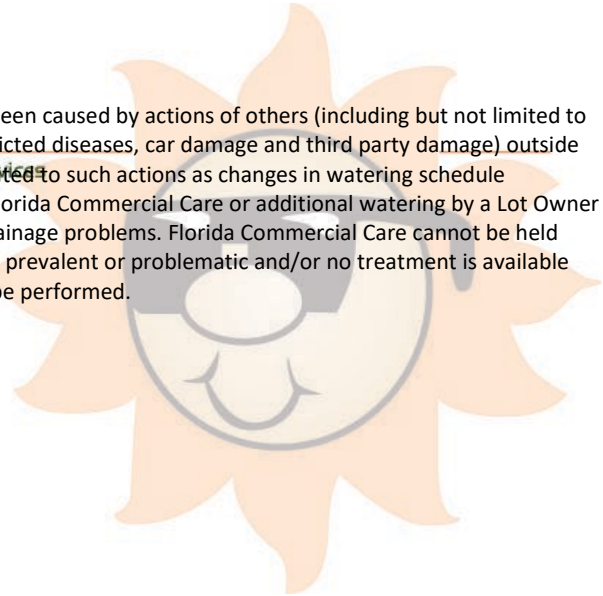
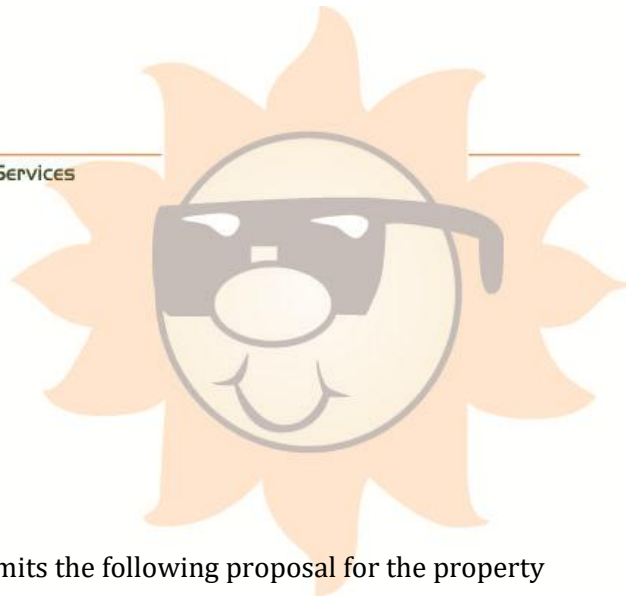


EXHIBIT 18

AGENDA



September 23, 2025

Hidden Creek CDD
Attn: Gary Schwartz
 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 during the September wet check the following irrigation issues at Hidden Creek. Controller 1 – Zone 53 error, Controller 2 Zone 23 error, zone 42 error. 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 to 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.

SUBOUT				
LABOR	6		\$79.00	\$474.00
MATERIAL	1		\$802.43	\$802.43
TRIP CHARGE	1		\$60.00	\$60.00
GRAND TOTAL				\$1,336.43



Professional Landscape and Property Maintenance Services

Total Price- \$1,336.43

Proposal Accepted _____
DATE

SIGNATURE

Stephen Mc Dowell
Stephen McDowell
Florida Commercial Care, Inc.

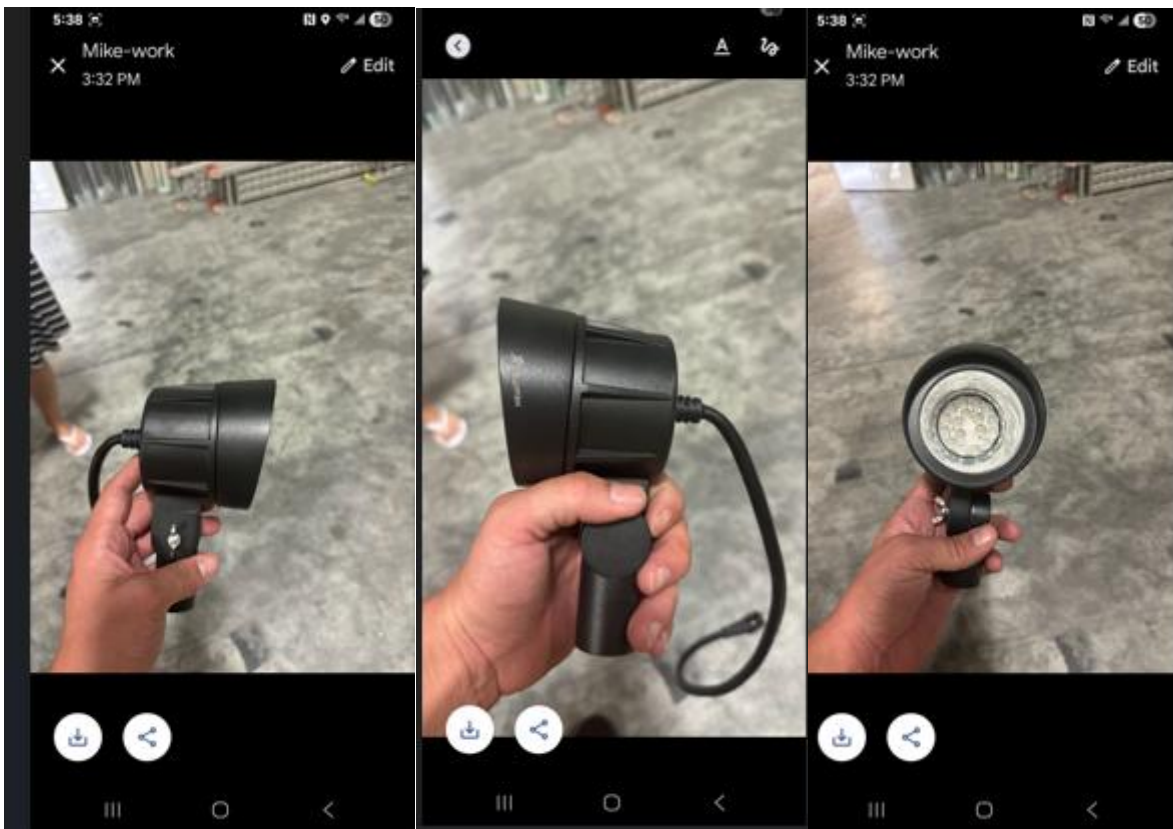
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EXHIBIT 19

AGENDA



The 1st 3 pictures are what the spotlights we will be using looks like.





These 2 pictures show what our spotlight look like when lit up at night! You can change the colors to whatever you like by our app.



This is as soon as you come into the community. We will put a total of 4 lights 2 on each Palm Tree to have a beautiful glow as soon as you pull into the community.



There are also 5 palm trees each on both sides of the road coming into community in which we would put a single light at each tree.



Total lights-96

Total control boxes-4

Total price-\$2599.00

We wanted to keep the price under budget due to the fact we need power (total of 4 outlets) put out in the medians for the control boxes. This would have to be done by an electrician.

Also we may only need 40 lights in the main median that will light up that area perfectly which will save you money or we could extend the lighting to the roundabout and use the remaining 38 lights in that area. We would have to put another control box out to that area in which a control box is \$875 and also another outlet that an electrician would have to install.

Please feel free to call or email me at anytime!

EXHIBIT 20

AGENDA



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

RECIPIENT:

Hidden Creek CDD (Southshore Bay)

16881 Lagoon Shore Boulevard
Wimauma, Florida 33598

Quote #2178

Sent on Aug 26, 2025

Total \$22,684.31

Product/Service	Description	Qty.	Unit Price	Total
				Optional
#A1 Labor- Roofline *Boom Required*	Installation Permanent lights- 2 year warranty on lights-	12	\$210.00	\$2,520.00
				Optional
#A1 Materials- Permanent LED Color changing lights	Location: Guard house Roofline and overhang Materials- Track Lights- 2 Year warranty	165	\$4.00	\$660.00
				Optional
#A2 Labor- Wreath	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	5	\$90.00	\$450.00
				Optional
#A2 Materials- 60" Commercial Sequoia Fir pre-lit Wreath	- 60" wreath lit with 400 warm white LED lights Total weight: 60 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	1	\$650.00	\$650.00
				Optional
#A3 Labor- Front window	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	3	\$90.00	\$270.00



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Product/Service	Description	Qty.	Unit Price	Total
				Optional
#A3 Materials- Front window	Location: Front Window Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords(\$20) Timer(\$25)	55	\$3.81818	\$210.00
				Optional
#A4 Labor- Wrapped posts 5 strands each	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	4	\$90.00	\$360.00
				Optional
#A4 Materials- wrapped posts 5 strands each	Materials: (10) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$210.00) Extension Cords (\$20.00) Timers: (\$25.00)	10	\$25.50	\$255.00
				Optional
#A6 Labor- Bismarck Palm Trees	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	6	\$90.00	\$540.00
				Optional
#A6 Materials- Palm Tree	Materials: (15) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$315.00) Extension Cords (\$20.00) Timers: (\$25.00)	2	\$180.00	\$360.00



Tampa Holiday Lights

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(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Product/Service	Description	Qty.	Unit Price	Total
				Optional
#B1 Labor- Palm Trees	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	16	\$90.00	\$1,440.00
				Optional
#B1 Materials- Palm Tree	Materials: (80) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$1680.00) Extension Cords (\$20.00) Timers: (\$25.00)	1	\$1,725.00	\$1,725.00
				Optional
#B2 Labor- Ligustrum	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	12	\$90.00	\$1,080.00
				Optional
#B2 Materials- Ligustrum	(50) 70 5mm Wide Angle Warm White lights LED Mini Lights 6" on green (\$1050) Extension Cords: (\$20) Timers: (\$25) Timer Boxes: (\$)	1	\$1,095.00	\$1,095.00
				Optional
#B3 Labor- Roofline *Boom Required*	Installation Permanent lights- 2 year warranty on lights-	10	\$210.00	\$2,100.00
				Optional
#B3 Materials- Permanent LED Color changing lights	Location: Roofline and both over hangs Materials- Track Lights- 2 Year warranty	190	\$4.00	\$760.00



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Product/Service	Description	Qty.	Unit Price	Total
				Optional
#B4 Labor- Garland	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	5	\$90.00	\$450.00
				Optional
#B4 Materials- Garland	- 9' x 14" Sequoia Fir Prelit Commercial LED Holiday Garland, 100 Warm White Lights Warm White LED 5mm lights Commercial grade, heavy duty 7 year warranty on greenery 3 year warranty on lights	4	\$150.00	\$600.00
				Optional
#B5 Labor- Wreath	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	4	\$90.00	\$360.00
				Optional
#B5 Materials- 36" Sequoia Fir pre-lit wreath	- 36" Sequoia Fir pre-lit wreath with 150 warm white LED lights Total weight: 11 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	2	\$205.00	\$410.00
				Optional
#B7 Labor- Oak Tree	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	16	\$90.00	\$1,440.00
				Optional
#B7 Materials- Meteor Lights	128 pre-programed LEDs provide a staggered meteor shower effect 3 hanging light clusters are spaced 3-feet apart	15	\$80.00	\$1,200.00



Tampa Holiday Lights

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(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Product/Service	Description	Qty.	Unit Price	Total
				Optional
#C1 Labor- Top of entry sign	Installation Permanent lights- 2 year warranty on lights	6	\$90.00	\$540.00
				Optional
#C1 Materials- Permanent LED Color changing lights	Location: Top of entry sign Materials- Track Lights- 2 Year Warranty-	45	\$4.00	\$180.00
				Optional
#C2 Labor- 2 Wreaths	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	6	\$90.00	\$540.00
				Optional
#C2 Materials- Wreaths	- 36" Sequoia Fir pre-lit wreath with 150 warm white LED lights Total weight: 11 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	2	\$205.00	\$410.00
				Optional
#C3 Labor- Palm Trees	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	7.5	\$90.00	\$675.00
				Optional
#C3 Materials- Palm Trees	Materials: (10) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$210.00) Extension Cords (\$20.00) Timers: (\$25.00)	3	\$255.00	\$765.00



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Subtotal	\$22,045.00
Card Fee (2.9%)	\$639.31
Total	\$22,684.31

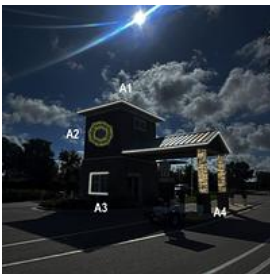
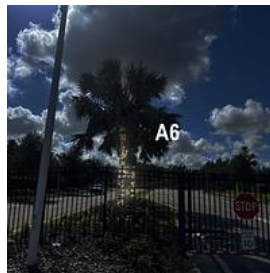
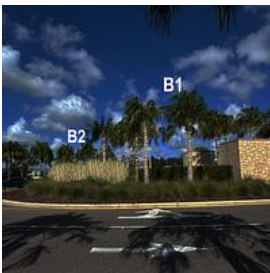
Attachments

View online <https://l.jbbr.io/FAjeESU>

 First Season Customer.pdf

Images

View online <https://l.jbbr.io/FAjeESU>



Permanent LED Color changing lights come with a two year warranty, and will not need incur any labor costs for 2 years

Labor- Pay yearly for installation, service calls, take down, and storage

Materials- Two options- Purchase and have a 3 year warranty on materials, Next two season you only pay for labor- or lease options is materials divided by 2 plus labor for leasing price

Pick and choose anything you want on the quote!

This quote is valid for the next 30 days, after which values may be subject to change.

To avoid the 2.9% card fee, please send checks to:

Tampa Holiday Lighting
10601 Leland Hawes Rd,
Thonotosassa, Florida 33592

EXHIBIT 21

AGENDA



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

ESTIMATE

DATE	DUE	ESTIMATE #
9/30/2025	9/30/2025	EST-SCA2582

BILL TO

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

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Steadfast to remove the existing photocell and install a new timer in it's place, rewiring the box to accommodate. Estimate includes all parts and labor to furnish described work.	1.00	914.74	914.74

Total: \$914.74

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

TOTAL 914.74

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 22

AGENDA

Witt Fence Co

6720 U.S. 301 S.
Riverview, Florida 33578
(813) 671-1995
info@wittfence.com | wittfence.com



RECIPIENT:

Kai Management

3702 West Spruce Street
1572
Tampa, Florida 33607

SERVICE ADDRESS:

Hidden Creek CDD
16881 Lagoon Shore Boulevard
Wimauma, Florida 33598

Estimate #5879	
Sent on	Oct 01, 2025
Subdivision	Hidden Creek
Job Type	Aluminum
Gate Operator	No
Approximate Project Length	1 Day
Onsite Contact	Gary Schwartz
Total	\$6,590.00

Product/Service	Description	Qty.	Total
Chain Link Fence Custom	Install 4 TB 200 and butterfly latches to existing 4 single swing gates, adjust 3 double drive gates and remove/replace 70' of 4' high black vinyl chain link	1	\$6,590.00*

* Non-taxable

A deposit of \$1,977.00 will be required to begin. This deposit is considered non-refundable unless otherwise specified by Witt Fence Co.

Total	\$6,590.00
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Witt Fence Co

6720 U.S. 301 S.
Riverview, Florida 33578
(813) 671-1995
info@wittfence.com | wittfence.com



Reviews

Mary Rumore



We had a great experience and would recommend Witt Fence. They showed up on time and gave us a wonderful price. Jacob and his team were amazing and worked well together. They put the fence up in record time. It looks so good, and we could not be more pleased. They also made sure we were happy with the results before they left and made sure everything was cleaned up. Good communication on every step they were taking so we knew exactly what they were doing.

Jackie Petrino



DJ & his team were so great and accommodating through this repair & installation process. This is our 2nd time using Witt and are very happy with the work! The fence looks amazing!

Will Carey



.Professional, friendly and accurate. Highly recommend.

This Estimate is valid for the next 10 days, after which values may be subject to change.

THERE COULD BE OTHER ISSUES THAT WERE NOT APPARENT DURING OUR INITIAL INSPECTION THAT MAY REQUIRE ADDITIONAL PARTS AND LABOR

- CUSTOMER IS RESPONSIBLE FOR MOVING ANY LANDSCAPING IF NEEDED

- CUSTOMER IS RESPONSIBLE FOR POWER & PHONE LINES BEING RUN TO INSTALLATION SITE, IF NEEDED

- CUSTOMER IS RESPONSIBLE FOR ANY PERMITS AND/OR ARCHITECTURAL DRAWINGS, IF NEEDED

WITT FENCE CO. INC., will provide, install and warranty all products and equipment included above. WITT FENCE CO. INC., will provide a written one-year workmanship warranty for all parts included in this estimate. The preceding is an outline of the estimated cost for the completion of the project.

WITT FENCE CO. INC., hereby offers for the amount shown in estimate, subject to the approval of Witt Fence Co. Inc. Management and subject to the below listed conditions, to furnish, deliver and install (where proposal covers installation) the materials listed above in accordance with the specification set forth below and any sketches, specifications to drawings attached here too or provided at time of in-person estimate:

WOOD ADVISORY: Regardless of species, wood will split, crack or warp as a result of the natural drying process. Splitting near the end of wood is expected and will not affect the integrity of the fence. Gaps will also develop between pickets and posts as the wood dries. An untreated fence will change color as it ages.

LEGAL ADVISORY: All sums due to WITT FENCE CO., INC. under this agreement shall be due and payable upon completion. In the event WITT FENCE CO., INC. shall employ the services of an attorney, whether to collect any sum due or any other purpose whatsoever arising out of this agreement, customer shall pay all attorney's fees and costs incurred by WITT FENCE CO.,

INC., whether of not suit shall be files.

WARNING TO CUSTOMER: A penalty of 2% unpaid balance, not to exceed 24% per year, will be charged for each 30 days full payment lags contract payment date.

CUSTOMER HEREBY ASSUMES FULL RESPONSIBILITY FOR THE LOCATION OF THE LINE UPON WHICH IS SAID MATERIALS ARE TO BE INSTALLED.

Customer agrees to defend, hold harmless and indemnify WITT FENCE CO., INC. from and against all claims, liabilities and

Witt Fence Co

6720 U.S. 301 S.
Riverview, Florida 33578
(813) 671-1995
info@wittfence.com | wittfence.com



expenses arising out of the location of said fence, including attorney's fees. Customer shall be solely responsible for any damage to underground wires, pipes, cables, sprinkler systems, etc.
If sight is not prepped (landscaping cleared to Estimator's specifications, Installers are not able to access) customer agrees for landscaping charges or a trip charge at Witt Fence's discretion.
Customer must meet with installer to determine fence placement and gate functionality (location & swing). In the event you will need something changed after the date of installation, a minimum of \$195.00 service fee will be applied.
-TERMS OF PAYMENT-:
Price includes cost of material, labor and tax (if any).
All Credit/Debit card transactions are subject to an additional 3% processing fee.
Any Deposit collected will be considered non-refundable unless otherwise specified.

Signature: _____ Date: _____

EXHIBIT 23

AGENDA

Hidden Creek Community Development District

1540 International Parkway, Suite 2000, Lake Mary, FL 32746

Performance Measures/Standards & Annual Reporting Form

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting agendas and budgets are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure agendas and budgets are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year and previous years' budget with any amendments.

Measurement: Annual audit, current fiscal year and previous years' budgets, with any amendments are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and posting the annual audit on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: September 24, 2024

Print Name: _____

Michael Lawson
Hidden Creek Community Development District

District Manager: _____

Date: September 24, 2024

Print Name: _____

Heather Dilley

Hidden Creek Community Development District