

Board of Supervisors:

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

District Staff:

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

Hidden Creek Community Development District

Regular Meeting Agenda

Monday, November 10, 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, November 10, 2025, at 6:00 p.m.** at the **Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items
 - A. Consideration for Adoption – **Resolution 2026-01**, District Objectives and Goals for FY 2026 **Exhibit 1**
 - Objectives and Goals **Exhibit 2**
 - B. Consideration of District Management Proposals **Exhibit 3**
 - Hidden Creek Community Development District Invitation for Proposals for District Management and Field Management Services **Exhibit 3**
 1. Governmental Management Services **Exhibit 4**
 2. Rizzetta & Company **Exhibit 5**
 3. StoneAnchor
 - Proposal **Exhibit 6**
 - Scope of Services **Exhibit 7**
 - Sample CDD Field Service Report **Exhibit 8**
 4. Vesta District Services **Exhibit 9**
4. Consent Agenda
 - A. Consideration for Acceptance – The Unaudited September 2025 Financials **Exhibit 10**

District Office:

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

Meeting Location:

Hilton Garden Inn
4328 Garden Vista Drive
Riverview, Florida 33578

Board of Supervisors:

Michael Lawson - Chairman
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➤ The Negative Variance Report for September 2025 **Exhibit 11**

B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors **Exhibit 12**
Regular Meeting Held October 13, 2025

5. Staff Reports

A. District Counsel

B. District Engineer

➤ Update on Street Depressions **Exhibit 13**

C. Kai Field Staff

➤ Kai Field Inspection Report **Exhibit 14**

➤ Consideration of Proposals

• Florida Commercial Care – Hardwood Trimming - \$3,045.00 **Exhibit 15**

• Florida Commercial Care – Tree Staking - \$2,892.00 **Exhibit 16**

• Florida Commercial Care – Plant and Tree Replacements - \$1,921.08 **Exhibit 17**

• Florida Commercial Care – Tree Replacement - \$1,131.20 **Exhibit 18**

• Florida Commercial Care – Wetland Cleanup - \$1,770.00 **Exhibit 19**

• ECS Integrations – Doorlocking Cell Board Replacement - \$1,810.00 **Exhibit 20**

• South Shore Signs – Wildlife Signs - \$516.00 **Exhibit 21**

• Steadfast – Gulfcoast Rushes Removal - \$34,320.00 **Exhibit 22**

D. District Manager

6. Supervisors Requests

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

8. Adjournment

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

Sincerely,

Audette Bruce
District Manager

District Office:

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

Meeting Location:

Hilton Garden Inn
4328 Garden Vista Drive
Riverview, Florida 33578

EXHIBIT 1

AGENDA

Resolution No. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DISTRICT OBJECTIVES AND GOALS FOR FISCAL YEAR 2026; PROVIDING FOR TRANSMITTAL TO THE APPLICABLE LOCAL GOVERNING AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. The attached District Objectives and Goals for Fiscal Year 2026 are hereby adopted.
2. District staff is directed to transmit the adopted objectives and goals to the Hillsborough County for record purposes.
3. This Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED this ___ day of _____, 2025.

Chairperson

ATTEST:

Secretary

EXHIBIT 2

AGENDA

Hidden Creek Community Development District

2502 N Rocky Point Drive Suite 1000, Tampa, FL 33607

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:_____

Print Name:_____

_____District

District Manager:_____

Date:_____

Print Name:_____

_____District

EXHIBIT 3

AGENDA



Request for Proposals (RFP)

For

District Management Services

and

Field Management Services

RFP No: 2025 – 10.DIST_FIELD.SERVICES

Supervisor Karen Cassels
Wimauma, FL
KarenHiddenCreekCDD@gmail.com

Hidden Creek Community Development District Invitation for Proposals for District Management and Field Management Services

1. INTRODUCTION

The Hidden Creek Community Development District (“District”), located in Wimauma, Hillsborough County, Florida, is soliciting proposals from qualified firms to provide professional District Management services and Field Management Services as required in Section 190.007(1), Florida Statutes. The District is a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating, and maintaining community-wide infrastructure and services.

Any Proposal received after the specified time will not be considered. The Proposer is responsible for ensuring the Proposal is received on or before the deadline.

The Board of Supervisors (“Board”) seeks a management company that demonstrates substantial experience and expertise in the management of Florida Community Development Districts or similar special-purpose governments.

The services sought include:

- Administrative
- Financial and assessment oversight
- Technology and website maintenance
- Roadway and sidewalk repairs and maintenance
- Gate maintenance
- Landscaping
- Wetland and Aquatics monitoring
- Street lighting monitoring
- General Maintenance support
- Operational support, all in compliance with applicable Florida law.

This RFP outlines the scope of services, submission requirements, evaluation criteria, and the terms under which the District intends to contract with a management company.

1.1 Timeline of Events

The official solicitation dates and deadlines are reflected in the Timeline of Events table below. The dates and times within the Timeline of Events are subject to change. It is the responsibility of the Proposer to check for any changes with Supervisor Karen Cassels.

Timeline of Events		
Event	Time (Eastern Time)	Date
Solicitation posted in the Tampa Bay Times		October 5, 2025
Deadline to submit Proposal and all required documents to Supervisor Karen Cassels	5:00pm	October 27, 2025
Public meeting: Proposal Review and Discussion Hilton Garden Inn, Riverview: 4328 Garden Vista Dr., Riverview, FL 33578	6:00 pm	November 10, 2025
Anticipated period for evaluation		October 27, 2025 - November 9, 2025
Anticipated date of Intent to Award		November 10, 2025
Anticipated Term Contract start date		January 10, 2025

1.2 Non-Mandatory attendance of District Meeting November 10, 2025

The District provides the opportunity to attend the District Meeting in accordance with the date and time listed in the Timeline of Events section. The purpose of attending is encouraged to ensure full understanding of the requirements of the solicitation and attachments.

To attend the Non-Mandatory District Board Meeting, in person, join the meeting at the location within the Timeline of Events.

If participation via Zoom, please request the information from Supervisor Karen Cassels or from the Hidden Creek CDD Website, <https://www.hiddencreekcdd.org> go to meetings.

1.3 Objective

Hidden Creek Community Development District is issuing this RFP to establish a Contract for District Management and Field Management Services. The District intends to make a single award as determined to be in the best interest of the District.

1.4 Scope of Services

District Manager shall provide professional management services, which include, but are not limited to:

- **Administrative Services**
- Attend and conduct all regular, special, and workshop meetings of the Board.
- Prepare and publish notices, agendas, and minutes in compliance with Chapters 190, F.S., and the Florida Government in the Sunshine Law (Chapter 286, F.S.).

- Review specifications and make recommendations for the meeting of insurance requirements of the District
- Maintain custody and control of all District records in compliance with Florida Public Records Law (Chapter 119, F.S.), ensuring timely responses to records requests.
- Coordinate with the Board of Supervisors, preparation of monthly and annual financial statements.
- Provide all required annual disclosure information to the local government in the County in which the District resides
- Provide Oath of Office and Notary Public for all newly elected members of the Board of Supervisors.
- Provide coordination among the District's legal, engineering, and other professional consultants.
- Provide coordination and information for Board of Supervisors Election Process, as it relates to landowner elections.
- Assist with Board training and compliance with statutory obligations.
- District Manager will perform all required Recording Secretary Functions.
- Record and transcribe meeting minutes for all meetings of the Board of Supervisors including regular meetings, special meetings, workshops and public hearing(s)
- Prepare and advertise all notices of meetings in an authorized newspaper of circulation in the County in which the District is located.
- Respond to residents and title company inquiries promptly.
- Attend workshop(s) and public hearing(s) and be available to answer questions by the Board and the public. The Manager will attend 13 monthly Board meetings and up to five budget workshops. The budget workshops will be scheduled immediately, preceding a regularly scheduled monthly Board meeting so as to limit the necessity of travel.
- Additional duties as directed by the Board.
- **Financial and Assessment Services**
- Preparation of monthly and annual financial statements.
- Provide monthly financial reports to the Board.
- Prepare annual operating and debt service budgets.
- Maintain accounting records in compliance with GAAP and the Florida Uniform Accounting System.
- Process payables and receivables.
- Coordinate annual independent audit pursuant to Section 218.39, F.S., and the requirements of the Florida Auditor General.
- Administer the assessment roll and coordinate with County Tax Collector and Property Appraiser.
- Tabulate and report voter roll in compliance with Florida Statutes.
- Coordination with the County Tax Collector and Property Appraiser regarding levy and collection of assessments.
- Maintain assessment records.
- Prepare required Investment Policies and Procedures pursuant to Chapter 218, Florida Statutes.
- Preparation of Annual Financial Report for Units of Local Government and distribution to the State Comptroller.
- In-house coordination of non-ad valorem assessment levy, imposition, noticing and collection and miscellaneous receivables as required by Chapters 170, 190 and 197, Florida Statutes.

- Preparation of Public Depositor's Report and distribution to State Treasurer.
Coordination and distribution of Annual Public Facilities Report to appropriate agencies.

- **Operational Services and Support**

- Oversee vendors and contractors engaged in maintaining District-owned improvements, including stormwater systems, landscaping, aquatics and gate maintenance.
- Conduct periodic inspections of District facilities and report conditions to the Board.
- Assist the Board in soliciting and evaluating proposals for contracted services for the procurement of goods and services, including creating RFPs and contracting.
- Coordination of maintenance requests and resident concerns.
- Maintain a system for tracking resident concerns, service requests, and operational issues.
- Monitor and maintain entry access database, equipment, and gate cards. Maintaining a database will only include keeping the database up to date, there will be no requirement on the Manager to maintain the equipment associated with the system.
- Compile, consolidate and maintain adopted rules, procedures, contracts, and other documents of the District.

- **Field Services Manager** shall provide professional management services, which include, but are not limited to:

- Property Inspections: the Field Manager will conduct a daily/weekly inspection to identify any maintenance and/or or problem areas that need to be addressed.
- The Manager will provide a weekly report to the Board on the inspections and make recommendations on corrective actions that need to be taken.
- Respond to concerns or complaints regarding District's areas of responsibilities.
- Provide a monthly review of the community. The Field Manager review will be included in the monthly regular meeting status report.
- Natural disaster inspections.
- Follow-up on Board identified concerns such as wildlife issues and exotic plant intrusion. This requirement will not include the need for the District Manager to possess any special knowledge of wildlife and/or exotic plants. Only to review said areas for such issues and report back to the Board.
- Check preserves for invasive plants and inspects all ponds bi-weekly. The Manager will inspect District ponds bi-weekly; however, the Manager is not required to possess any special knowledge of invasive plants, only document what is present in the ponds and report back.
- Inspecting stormwater drainage systems. The Manager will inspect and report back to the Board, any proposed solutions and/or corrective actions will have to be provided by the District Engineer.
- Inspection and maintenance of the inside and outside of the Gate House.
- Inspection and maintenance of the District's sidewalks, gates, security camera system. All maintenance activities related to the sidewalks, gates and other systems and facilities. Maintenance required for the camera system will be provided by the vendor contracted to provide these services.
- Soliciting vendor proposals for maintenance work. Oversight of vendor maintenance projects.
- Onsite Field Services management shall take place for a minimum of forty hours per week.

- **General Maintenance Technician (GMT)** shall provide professional management services, which include, but are not limited to:
 - GMT must possess the skills to identify which CDD systems and facilities need remediation and what the priority of the maintenance should be (i.e., how urgent the problem is).
 - The GMT must also be able to communicate effectively with both his/her supervisor(s) as well as with the Board of Supervisors at Hidden Creek CDD and deal with problems within the scope of their responsibility.
 - Adhere to CDD rules, procedures, and regulations.
 - Perform weekly inspections of all CDD property based on official maps.
 - Mark dangerous areas such as holes, unstable trees, fallen electrical wires, etc. and immediately report them to appropriate authorities.
 - Report trash and algae in the pond to the Field Services Manager.
 - Pick up trash and remove unauthorized signs within the boundary of the CDD.
 - Note any illegal or unsafe activities within the CDD boundary and contact the property authorities.
 - Generate reports as may be requested in addition to monthly status reports.
 - Follow-up on Board identified concerns to review said areas and report back to the Board and Field Manager as necessary.
 - The GMT will conduct a daily inspection of the District to identify any maintenance and/or problem areas that need to be addressed.
 - Make minor repairs as necessary; minor repairs will be conducted as necessary.
 - The GMT should pressure wash those District areas which are in need of a deep cleaning.
 - The GMT shall complete touch up painting, maintaining appearance of the community mailboxes.
 - The GMT will inspect both large and small dog parks and ensure that all equipment is safe and in good working order, provide repairs as needed or contact Field Manager.
 - Removal all debris, unauthorized signs and broken items from CDD property.
 - GMT will be on-site for a minimum of 25 hours per week.
 - Their hours may be adjusted by the Board as needed.
- **Compliance**
 - Ensure compliance with applicable Florida Statutes, District policies, administrative rules, and reporting obligations.
 - Assist with public records requests, rulemaking, and policy implementation.
 - Assist with preparation and filing of required state and local government reports, including annual financial reports, budgets, and disclosures.
 - Provide guidance and support in the development or amendment of District rules, policies, and procedures.
- **Technology and Website**
 - Statutory Compliance
 - Official CDD Name and Contact Information
 - Supervisors List and Management Company and Staff
 - Adopted Budget(s) and Audited Financial Reports
 - Meeting Information, Meeting Streaming and Video Archive
 - Rules, Policies & Resolutions
 - Public Records Contact

- ADA Compliance
- Newsletters, Project Updates and Alerts Section
- Document Library, Search Functionality and Data Retention
- Hosting Security, Backups, and Content Management System (CMS)
- Role-Based Access
- Cybersecurity Policy and SSL Certificate Renewal
- **Records & Public Access**
 - Manager shall comply with Florida's Public Records Law, Chapter 119, F.S.
 - All District records created, received, or maintained by Manager are public records and shall remain property of the District.
 - Records shall be made available upon request in accordance with statutory timelines.
- **Special Assessment Services**
 - Company must demonstrate the ability to process all aspects of the levy, imposition, noticing, and collection of non-ad valorem special assessments in compliance with Chapters 170, 190 and 197 in-house. The District Manager will perform all required non ad valorem special assessment noticing functions of the District in compliance with 197.3632, Florida Statutes and other applicable law

1.5 Procurement Supervisor

The Procurement Supervisor is the sole point of contact for this RFP. The contact information for the Procurement Supervisor is:

Supervisor Karen Cassels
 5311 Tulip Drop Drive
 Wimauma, FL 33598
 Email: KarenHiddenCreekCDD@gmail.com

1.6 Proposal Requirements

Each proposal must include the following responses to this request:

- **Company Overview**
 - Legal name, principal office, and contact information.
 - Office locations and total number of employees at each.
 - Local address and telephone number
 - History of the company.
 - Organization chart of company.
 - Proof of applicable insurance.
 - Length of time in business providing CDD services in Florida and ownership structure,
 - Identification of key personnel, along with their Bio or resume with relevant certifications or license(s) of the key staff members assigned to the District.
 - List of any outstanding litigation that would threaten the viability of the proposer or the performance of services.
- **Approach, Methodology and Experience**
 - Narrative describing the firm's philosophy and approach to CDD management.
 - What technology platforms are used for accounting, document management, and resident communications?

- Discuss commitments you will make to staff continuity, including your staff turnover experience in the last three (3) years in comparable communities.
- Describe how your team approaches transitioning a community from another provider to your services.
- Describe your process for recruiting managers and staff for a community of our size.
- Describe your philosophy on the respective roles of the management company and the volunteer Board of Directors.
- Describe your company's best practices for the development and management of the operating budget.
- What percentage of your communities have met budget for the past three (3) years?
- List the Proposer's total annual dollar value of district management completed for each of the last three (3) years starting with the latest year and ending with the most current year.
- Please provide the following information for each project that is similar to Hidden Creek CDD and that you are currently undertaking, or have undertaken, in the past five (5) years. (attach additional sheets if necessary; if there are more than five projects that are responsive, please provide the information requested for the five most similar to the Hidden Creek CDD).
- Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated for cause from any district management and/or landscape maintenance management contract within the past three (3) years?
- What are your strategies for ensuring transparency, efficiency, and responsiveness?
- What are your resident engagement strategies?
- For each such incident, please provide the following information (attach additional sheets as needed):
 - Project Name/Location:
 - Contact Name, Email and or Phone:
 - Project Type/Description:
 - Dollar Amount of Contract:
 - Scope of Services for Project:
 - Dates of Service:
- Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts.
- List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.
- List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.
- Referring to a specific community(s), what Best Practices are now being implemented due to the suggestion of your company?
- Referring to a specific community(s), how have you guided Boards on how to address speeding and parking challenges?

- **Cost of Services**

All proposers must submit a separate cost proposal for district management services (inclusive of all direct and non-direct costs as well as all overhead, fees and profit). Cost proposals should be written so that they may be incorporated, as modified during negotiations, as an attachment to an agreement.

- Hourly or per-meeting rates for additional services, if applicable.
- Discounts for a firm selected for all functions should be clearly marked in the proposal.
- Each cost proposal must include the following: The total annual cost of all services described in the Scope of Services ("**Total Annual Price**")
 - If the Total Annual Price will be broken down in equal monthly installments, list the monthly installment that will be invoiced.
 - If the Total Annual Price will be broken down in another manner, list such breakdown and include the pricing and when such services will be invoiced.
 - An itemized price of the services should be included along with the Total Annual Price.
 - A detailed listing of any other expenses or fees to be reimbursed to the proposer (excluding those additional services provided below) such as postage, courier services, printing, binding, travel expenses, etc.. Any expenses not specifically included will not be eligible for reimbursement and must be absorbed by the Total Annual Price.
 - A fee proposal and detailed explanation for additional services that may be performed in addition to the items described in the Scope of Services.
 - The fee proposal must clearly identify what types of services will be separately billed to the District, as opposed to those that are included in the Total Annual Price.
- If any of the services described in the "Scope of Services" are not going to be provided directly by the proposer, then the Proposal should disclose that and provide an estimate of the costs from a 3rd-party vendor to provide such services.

- **References**

- All proposers must submit a list of at least three (3) references that are in terms of size and complexity the most similar to Hidden Creek CDD to which you are currently providing district management services. Please provide appropriate contact information for every community referenced in your answers to include the name of the client entity, the client's website or general location, and the name, email, and number of a contact person.

- **Insurance & Licenses**

- Proof of professional liability insurance, general liability, and workers' compensation coverage.
- Any applicable licenses or registrations.

2 THE RFP PROCESS

2.1 Question Submission

The District invites interested vendors to submit questions regarding the solicitation. Questions must be submitted to Supervisor Karen Cassels via email. Proposers are strongly encouraged to ask any questions regarding this RFP, prior to the deadline to submit.

2.2 Public Review and Discussion

The names of Proposers will be announced at a public meeting on the date and at the location indicated in the Timeline of Events section. Proposers are not required to attend; however, they are encouraged to attend.

2.3 Selection Methodology

The methodology for selection is outlined below:

Proposal
A. Services offered B. Performance and Referrals C. Price for Services

2.4 Terms and Conditions

- The District reserves the right to reject any and all proposals, waive informalities, and negotiate with one or more qualified firms.
- Any Proposal received after the specified time will not be considered. The Proposer is responsible for ensuring the Proposal is received on or before the deadline.
- The District is not liable for any costs incurred by respondents in preparing or submitting proposals.
- The selected firm will be required to enter into a Management Services Agreement with the District, subject to review by District Counsel.

2.5 Contract Formation

The District may issue a Notice of Intent to Award to award Term Contract(s) to successful Proposer. The award does not imply execution of a Term Contract. No contract shall be formed between a Proposer and the Board until both parties sign a Management Contract.

The District intends to enter into a Management Contract with Proposer pursuant to the Basis for Award section of this solicitation.

3 RESPONDING TO THE RFP

3.1 General and Special Instructions

The following instructions:

1. Electronic Submission of Proposals.

The proposal shall be emailed to Supervisor Karen Cassels at KarenHiddenCreekCDD@gmail.com

2. Hardcopy Submission of Proposals:

Please submit Five (5) hard copies of the proposals and mail or delivered to the following:

- Supervisor Karen Cassels, 5311 Tulip Drop Drive, Wimauma, FL 33598
- Supervisor Samatha Melson, 16813 Trite Bend Street, Wimauma, FL 33598
- Supervisor Michael Susic, 16928 Scuba Crest Street, Wimauma, FL 33598
- Supervisors Michael Lawson and Doug Draper, Attn: Kai 2502 N. Rocky Point Drive Suite 100, Tampa, FL 33602

3.2 Modification or Withdrawal of Proposal

Respondents are responsible for the content and accuracy of their proposals. A Respondent may modify or withdraw its proposal at any time prior to the proposal due date and time set forth in the Timeline of Events section.

3.3 Cost of Proposal Preparation

The costs related to the development and submission of a proposal are the full responsibility of the Respondent and are not chargeable to the District.

3.4 False or Erroneous Information

A Respondent who submits false or erroneous information may be deemed non-responsible, non-responsive or not awarded a Term Contract. If the Respondent's Proposal is found to contain false or erroneous information after Term Contract award, the Term Contract may be terminated, and the District may pursue any other legal action available.

EXHIBIT 4

AGENDA



Governmental Management Services

Serving Florida's Communities

October 27th, 2025

Hidden Creek Community Development District
c/o Ms. Cari Allen Webster, District Counsel
Straley Robin Vericker
1510 West Cleveland Street
Tampa, Florida 33606

Via email to CWebster@srvelgal.com and KarenHiddenCreekCDD@gmail.com

RE: Proposal for District Management and Field Management Services

Dear Ms. Webster,

Governmental Management Services-Tampa L.L.C. ("GMS") is pleased to provide for your review our Proposal associated with providing District Management and Field Management Services to the Hidden Creek Community Development District ("CDD"). We believe the Proposal demonstrates that we are the best choice for this project. Here are some of the reasons why:

- ❖ We are the leader in the Community Development District industry. We provide district management services to 275+ CDDs across the State of Florida.
- ❖ We have a team of management, financial, administrative, and operations professionals who are extremely qualified to provide these services and meet time and budget requirements.
- ❖ We have a proven approach, methodology, and philosophy towards providing these services that reflect our commitment and ability to deliver comprehensive services that exceed the expectations of our clients.
- ❖ We also have the ability to respond to individual client needs efficiently, effectively, and professionally. Our approach to providing the services for each of the responsibilities described in this RFP is to fully understand them and provide them in a manner that meets all the statutory requirements, customized to the approach preferred by the Board of Supervisors.

We thank you for this opportunity to submit our Proposal and would be happy to provide any additional information if requested. Please feel free to contact me at (865) 603-5101 or via email at DMossing@gmstnn.com if you have any questions or need additional information.

Sincerely,

Darrin Mossing

Darrin Mossing
GMS President

Enclosures

ORLANDO

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

ORLANDO

6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822
(407) 841-5524

ST. AUGUSTINE

475 West Town Place
Suite 114
St. Augustine, FL 32092
(904) 940-5850

FT. LAUDERDALE

5385 N. Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

TAMPA

4530 Eagle Falls Place
Tampa, FL 33619
(813) 344-4844

PALM COAST

393 Palm Coast Parkway SW
Suite 4
Palm Coast, FL 32137
(904) 940-5850

KNOXVILLE

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

**District Management and Field Management Services Proposal
Prepared For The Hidden Creek Community Development District:**



GOVERNMENTAL MANAGEMENT SERVICES-TAMPA, LLC



DISTRICT & FIELD
MANAGEMENT
SERVICES

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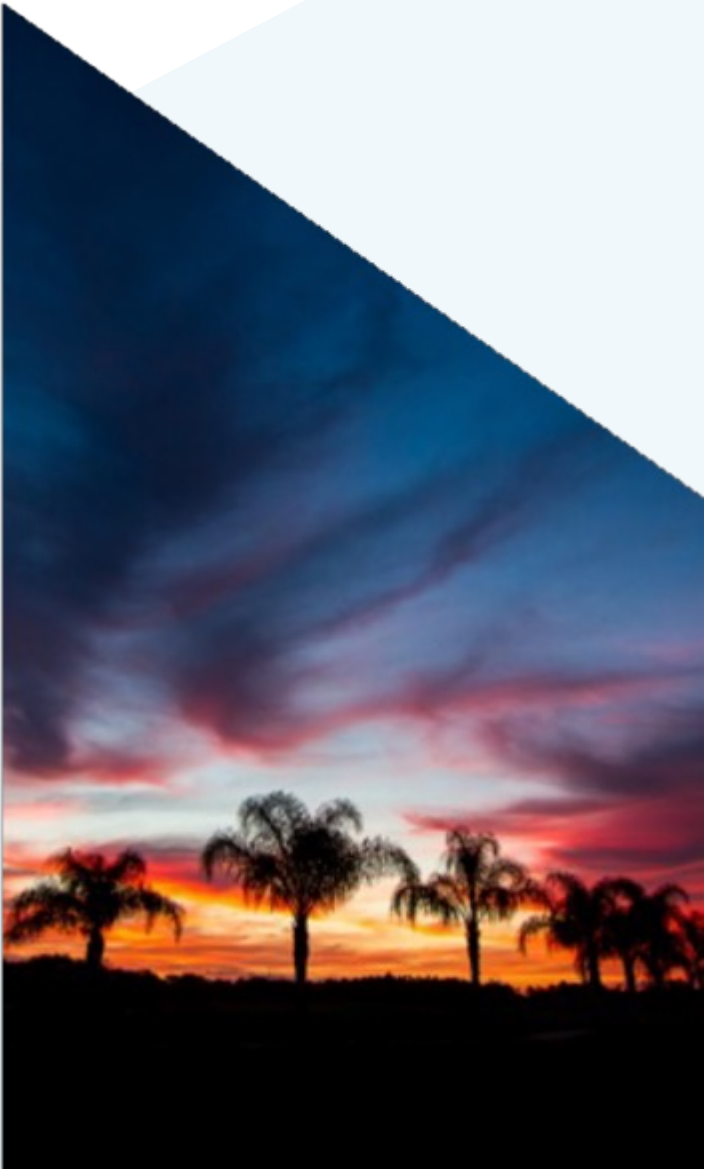
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COMPANY INFORMATION

Governmental Management Services

("GMS") is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Miami, Tallahassee, Port St. Lucie, St. Augustine, Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 275 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. Many of the personnel have worked with Investment Bankers, Bond Counsel, District Counsel, Engineers, Developers, and Boards of Supervisors across the State of Florida.

They have provided management, financial, administrative, and operational services to over 275 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

**GMS WAS ESTABLISHED TO
PROVIDE THE MOST EFFICIENT,
EFFECTIVE AND
COMPREHENSIVE MANAGEMENT
SERVICES FOR COMMUNITY
DEVELOPMENT DISTRICTS IN THE
STATE OF FLORIDA.**



HOW WE WORK

Established in 2004, Governmental Management Services has over 250 full-time and part-time employees and has offices across the State of Florida. Services are provided by seasoned professionals with well over 1,000 years of combined Community Development District management experience. Our commitment to serving our clients and providing the most efficient, effective, and comprehensive management services for Community Development Districts continues to fuel our growth.

Statement of Qualifications

GMS is the best-qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in management, administration, accounting, financial reporting, field operations, and assessment certifications.

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries, and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Field Operations Management
- Amenity Management
- Facility Maintenance
- Dissemination Agent Services
- Utility Billing
- Other Services

FULLY INTEGRATED SERVICES



These management services are being provided by the principals of GMS to over 275 Community Development Districts in 25 counties across the State of Florida.

OUR VALUES

MISSION

The goal of GMS is to provide the most efficient, effective, and comprehensive management services for Community Development Districts in the State of Florida.



CORE VALUES

Governmental Management Services' greatest strength is its ability to respond to individual client needs quickly, efficiently, and professionally. Listed below are our GMS core values:



Customer Commitment

We keep customer needs at the center of all that we do to provide a superior customer experience.



Integrity

We are honest, open, ethical, and fair.

People trust us to do what's right.



Teamwork

We win together, not alone.

We work together, across divisions, to meet the needs of our customers.



Passion and Drive

We are proud of the services we provide.

We play to win and strive to help our customers do the same.



Empower Individuals

Our employees set us apart.

We value our employees, encourage their development, and reward their performance.



Quality

Details matter.

We provide consistent and unsurpassed service that, together, deliver premium value to our customers.

CONTACT INFORMATION

Corporate Office:

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

As the largest CDD Management firm in the State of Florida, GMS is prepared to provide all CDD Management services directly and does not contemplate the need to subcontract services.

GMS - South Florida

5385 Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

GMS - Central Florida

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

GMS - Tampa

4530 Eagle Falls Place
Tampa, Florida 33619
(813) 344-4844

435 10th Avenue West,
Suite 206
Tampa, Florida 34221

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GMS - North Florida

475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 940-5850

50 Ellis Street,
Suite 208
St. Augustine, FL 32095
(904) 288-7667

393 Palm Coast
Parkway SW, Suite 4
Palm Coast, FL 32137

We have additional satellite offices throughout the State of Florida



GOVERNMENTAL MANAGEMENT SERVICES

DARRIN MOSSING
PRESIDENT

KEITH NELSON
CHIEF OPERATING
OFFICER

HUMAN RESOURCES ♦ RECRUITING ♦ TRAINING
COMPLIANCE ♦ CORPORATE FINANCE

RIVERSIDE (NF)
ALISON MOSSING
VICE PRESIDENT

SOUTH FLORIDA
PATTI POWERS
VICE PRESIDENT

CENTRAL FLORIDA
GEORGE FLINT
VICE PRESIDENT

NORTH FLORIDA
JIM OLIVER
MANAGING PARTNER

TAMPA
JASON GREENWOOD
MANAGING PARTNER

FIELD OPERATIONS

- CHRISTIAN BIROL
- CHRISTIAN DELLINGER
- JAY SORIANO
- JAMES SCHIESZER
- RICHARD GRAY

AMENITIES

- ALISON MOSSING
- TIMI WRIGHT
- NATALIE CLEM
- KAYLA RINKER
- ANDREW BEVIS
- & 18 OTHERS

ACCOUNTING

- PATTI POWERS, VP
- TIZIANA CESSNA
- SHANNON RINKUS
- ASHLEY COOPER
- NIKI MARINO
- JENNIFER WASSERMAN, CPA
- SHEIK NEEROO

DISTRICT MANAGEMENT

- PAUL WINKELJOHN
- JULIANNA DUQUE
- ANDREW GILL
- JULIO PADILLA
- ANDRESSA PHILLIPS
- BEN QUESADA
- JESUS LORENZO

ACCOUNTING

- KATIE COSTA, DIRECTOR
- TERESA VISCARRA
- INDIRA APALDO
- LIAM COLE
- NANCY SOLER
- ZUNYI YAN
- CAROL WRIGHT
- & 6 OTHERS

DISTRICT MANAGEMENT

- JILL BURNS
- JASON SHOME
- TRICIA ADAMS
- JEREMY LEBRUN
- ROS SZOZDA

ACCOUNTING

- OKSANA KUZNIK
- BERNADETTE PEREGRINO
- TODD POLVERE
- TARA LEE
- SUSAN FERRERO

DISTRICT MANAGEMENT

- MATTHEW BAGETTI
- CORBIN DENAGY
- MARLEE GILES
- DANIEL LAUGHLIN
- JAMES PERRY

ACCOUNTING

- SHARYN HENNING, CPA
- HANNAH HENRY
- SAVANNA SZOZDA
- ALEXANDRA WOLFE, CPA

DISTRICT MANAGEMENT

- JASON GREENWOOD
- AMANDA FERGUSON
- RICHARD MCGRATH
- BRIAN YOUNG

MAINTENANCE

- TIMOTHY CARTER
- LUTHER NEWTON
- MARK CESSNA
- JOSEPH SOMMERS
- & 13 OTHERS

LIFEGUARDS & POOL ATTENDANTS

- 30 – 50 OTHERS ON SEASONAL AND/OR FLEX SCHEDULES

ASSESSMENT ADMINISTRATION

- RICHARD HANS, VP
- DARRIN MOSSING JR.
- DANIEL HARVEY

ADMINISTRATION

- JENNIFER MCCONNELL
- LATOYA FLOWERS
- ELLEN ACOSTA
- REGINE LUCAS
- & 2 OTHERS

ASSESSMENT ADMINISTRATION

- DARRIN MOSSING JR.
- MICHAEL CORTESE

ADMINISTRATION

- STACIE VANDERBILT, DIRECTOR
- SAMANTHA HAM
- & 8 OTHERS

ASSESSMENT ADMINISTRATION

- SHERYL FULKS
- DARRIN MOSSING, JR.
- MARISSA SMARTO

ADMINISTRATION

- COURTNEY HOGGE
- LISA PELKEY
- SARAH SWEETING

ASSESSMENT ADMINISTRATION

- DARRIN MOSSING JR.
- MICHAEL CORTESE
- BROADFORD NELSON

ADMINISTRATION

- NICOLE VIVERTO
- REBECCA SANTOS
- SUSAN YOUNG

FIELD OPERATIONS

- PAT SZOZDA
- PATRICK BURGESS
- JASON GITEL
- JULIO PADILLA

AMENITIES

- 7-15 DISTRICT EMPLOYEES FLEX SCHEDULES

FIELD OPERATIONS

- ALAN SCHEERER
- CLAYTON SMITH
- MARSHALL TINDALL
- ROB SZOZDA
- & 4 OTHERS

AMENITIES

- MARCIA CALLEJA
- CHRISTINE WELLS
- ALEXANDRA PENAGOS
- & 11 OTHERS

FIELD OPERATIONS

- JAY SORIANO
- ROBERT BERLIN
- CHRISTIAN DELLINGER
- TERRY GLYNN

AMENITIES

- 7-15 DISTRICT EMPLOYEES FLEX SCHEDULES

FIELD OPERATIONS

- CLAYTON SMITH
- MICK SHEPPARD
- GARETT DUBOIS
- MATT AZRIEL

AMENITIES

- KAYLEE SANTANA
- DREANA LONG
- MARANGELY HIRALDO
- & 14 OTHERS



MAINTENANCE

- ANGEL GUZMAN
- JULIO COLON
- ABNER DE JESUS
- JOSE SOTO
- & 3 OTHERS

INFORMATION TECHNOLOGY

- DAN BRADLEY

MAINTENANCE

- GARETT DUBOIS
- STEVEN WENZT
- JEFF BACHELOR
- & 3 OTHERS

OUR TEAM



Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry

STATEMENT OF STAFF CONSISTENCY

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

"GMS realizes an organization is only as good as the individuals working within it."

Proposed GMS District Management Service Team

Trusted & Service Oriented



Jason Greenwood
Partner,
District Manager



Alex Wolfe, CAP
District Accounting



Brian Young
District Manager



Nicole Viverito
District Administration



Matt Azriel
Field Operations
Manager

GMS-TAMPA
JASON GREENWOOD
MANAGING DIRECTOR

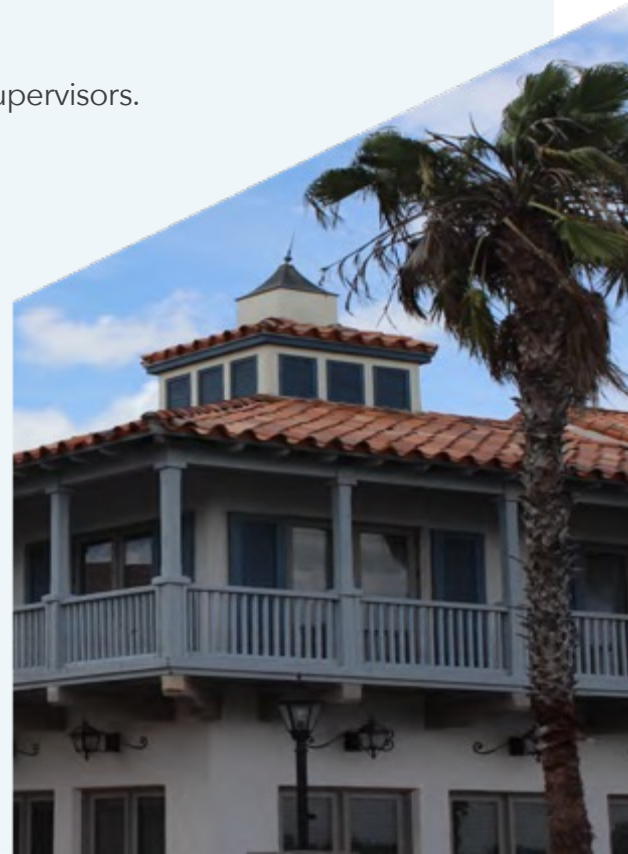
See Page 7
Of Our Proposal
For The Rest
Of The
GMS Organization

DISTRICT MANAGEMENT : • JASON GREENWOOD • AMANDA FERGUSON • RICHARD MCGRATH • BRIAN YOUNG	DISTRICT ACCOUNTING : • SHARYN HENNING, CPA • HANNAH HENRY • SAVANNA SZOZDA • ALEXANDRA WOLFE, CPA	DISTRICT ADMINISTRATION : • NICOLE VIVERITO • SUSAN YOUNG • REBECCA SANTOS	ASSESSMENT ADMINISTRATION : • DARRIN MOSSING JR. • MICHAEL CORTESE • BRADFORD NELSON	DISTRICT AMENITY MANAGEMENT : • KAYLEE SANTANA • DREAMA LONG • MARANGELY HIRALDO	DISTRICT FIELD OPERATIONS : • CLAYTON SMITH • MICK SHEPARD • GARETT DUBOIS • MATT AZRIEL	DISTRICT FIELD MAINTENANCE : • JEFF BACHELOR • GARETT DUBOIS • STEVEN WENTZ • & 3 OTHERS
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DISTRICT MANAGEMENT SERVICES

THE FOLLOWING MANAGEMENT SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Attend, record, and conduct all regularly scheduled Board of Supervisors Meetings including landowners' meetings, continued meetings, and workshops.
- Present the District's annual budget in accordance with Chapter 190, Florida Statutes.
- Ensure the District is in compliance with administrative and financial reporting for CDDs.
- Correspond and communicate with the Board of Supervisors and Staff to respond to the various needs of the District and Community.
- Review and approve agendas for circulation to the Board of Supervisors.
- Review and approve the annual budget, the annual audit, and monthly disbursements.
- Review annual insurance policy with the District so that it maintains proper insurance coverage.



EDUCATION

Ohio University, 1988,
Bachelor of Science,
Major: Accounting

EXPERIENCE

38+ Years

- President and Founder – GMS Organization
- Corporate Operations & District Management

DARRIN MOSSING

PRESIDENT

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from Ohio University with a Bachelor's degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988, for the Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 275 CDDs, Homeowners Association, and other Special Taxing Districts across the State of Florida.

JASON GREENWOOD

MANAGING PARTNER

Jason Greenwood provides management services to CDDs and property owners associations throughout the State of Florida. Mr. Greenwood has been committed to GMS since 2017, is a licensed Community Association Manager, and operates out of the Tampa, Florida office. Mr. Greenwood has BA degrees in Business and Finance with a minor in Marketing from Ashford University in Clinton, Iowa, and an MBA in Business Administration, specialization in Finance, from Lynn University in Boca Raton, Florida.

EDUCATION

B.A., Business, Finance,
Marketing minor,
Ashford University
MBA, specialization in
Finance, Lynn University

EXPERIENCE

9+ Years

- District Management
- Assessment Roll Administration

BRIAN YOUNG

DISTRICT MANAGER

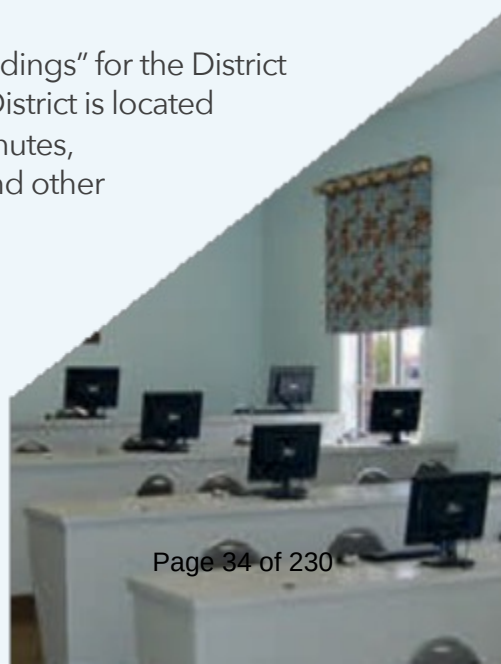
Brian Young currently serves as a District Manager for GMS, bringing 5+ years of experience with the organization and 15+ in various leadership capacities. Most recently, he was the GMS Director of Amenity Management, where he oversaw all aspects of community amenity operations and resident engagement. Brian is known for his collaborative approach and consistent leadership supporting CDDs throughout Florida. Brian was educated at Jackson College, Jackson, Michigan.

ADMINISTRATIVE SERVICES

Amanda Ferguson leads our recording administration department. Amanda prepares agenda packages, meeting notices, public records administration, statutory compliance, and various other required administrative services. She is an Administration Management Professional, who has been committed to GMS since its establishment in 2004. Mrs. Ferguson has performed various functions in her 20+ years with GMS; including amenity center management at premier North Florida communities, contract compliance, managing programs and special events, lifeguard management, and transcription of board meetings. Mrs. Ferguson currently provides transcription and administrative services to 20 Community Development Districts in the Tampa Bay, Central Florida, and Southwest Florida Regions. **Nicole Viverito** joined the GMS organization in 2022 as a CDD Recording Administrator; she is known for her compliance discipline and customer service orientation.

THE FOLLOWING ADMINISTRATIVE SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Prepare agenda packages for transmittal to Board of Supervisors and staff seven days prior to Board of Supervisors' Meeting.
- Provide minutes for all Board of Supervisors' Meetings, including landowners' meetings
- Ensure compliance with all administrative statutes affecting the District which include but are not limited to :
 - Publish and circulate the annual meeting notice.
- Report annually the number of registered voters in the District by June 1 of each year.
- Maintain "Record of Proceedings" for the District within the County that the District is located which includes meeting minutes, agreements, resolutions, and other required records.
- Transmit Registered Agent information to Florida Commerce and local governing authorities.
- File Ordinance or Rule establishing the District to Florida Commerce.



ASSESSMENT ROLL CERTIFICATIONS & ADMINISTRATION

Darrin Mossing Jr, Michael Cortese, and Bradford Nelson perform our assessment administration services for the Tampa, Central, and North Florida Divisions.

Our GMS Services Include:

- Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off-tax roll parcels/lots.
- Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary
- Issue estoppel letters as needed for property transfers.
- Maintain the District's Lien Book, which records the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties.



ACCOUNTING SERVICES

Alexandra Wolfe manages the accounting and financial reporting for our clients. She is a Certified Public Accountant with over 15 years of accounting and financial reporting experience with Community Development Districts across the State of Florida. Ms. Wolfe's experience includes financial statement preparation, payroll, budget preparation, preparation of annual audit reports, statutory and bond compliance. She has a Bachelor of Business Administration Degree in International Business from George Washington University. Ms. Wolfe also has experience as an auditor completing annual reports required for CDDs.

EDUCATION

B.S. in Information Management,
Masters in Business Management and Accounting

EXPERIENCE

13+ Years
• Accounting
• Financial Reporting

Hannah Henry has over 13 years of experience managing the accounting and financial reporting for our clients. Ms. Henry serves as District Accountant to 12+ CDDs and Homeowner Associations. She has a Bachelors Degree from the University of Tennessee with Information Management and has a Masters Degree from King University in Business Management and Accounting.

EDUCATION

B.A. in
International Business, George Washington University

EXPERIENCE

21+ Years, CPA
• Accounting
• Financial Reporting

THE FOLLOWING FINANCIAL SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, AND RULES AND REGULATIONS:

- Establish Governmental Fund Accounting System per the Uniform Accounting System prescribed by the Florida Department of Financial Services for Government Accounting. This system includes preparing monthly balance sheet and income statement(s) with budget to actual variances.
- Prepare accounts payable and present them to the Board of Supervisors for approval or ratification.
- Prepare annual budget for review and approval by the Board of Supervisors.
- Transmit the proposed budget to local governing authorities 60 days before adoption.
- Prepare year-end adjusting journal entries in preparation for the annual audit by an Independent Certified Public Accounting Firm
- Maintain checking accounts with qualified public depository selected by the Board of Supervisors.
- Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
 - Complete annual financial audit report within 9 months after the fiscal year end.
 - Circulate annual financial audit report and annual financial report to appropriate governmental agencies.
- Prepare annual public depositor report.
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
- Transmit Public Facilities Report to the appropriate agencies
- Bind necessary insurance for the District, which includes liability, property, workers' compensation, etc.

OPERATIONS MANAGEMENT SERVICES

GMS provides operations/field management services to 80+ Districts throughout Florida under the direction of **Clayton Smith**. He has a deep, and lengthy family history connected to CDD management, and has owned and operated his own maintenance company in the Central Florida area which carried out various undertakings, primarily for CDDs. He is a proud alumnus of the Florida State University. **Mick Sheppard** is our Operations Maintenance Manager, overseeing maintenance projects and providing maintenance services. Mick is equipped and capable of handling almost all CDD maintenance needs and specializes in maintenance projects specific to CDDs. Mick has a lengthy background in various maintenance services including but not limited to plumbing, HVAC repair, grounds maintenance, and property maintenance.

PROPER OPERATION OF THE DISTRICTS INCLUDE:

- Administer and manage maintenance contracts for landscaping, stormwater, wastewater and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits (day and nighttime) to ensure satisfactory operation of the district and prepare periodic reports to the Board.
- Review and approve construction contracts, change orders, payment request, etc. during construction phase
- We can also develop landscaping RFPs as requested at an additional hourly or flat rate fee.

FACILITY REPAIR & MAINTENANCE SERVICES

GMS has an in-house Facility repairs and maintenance department providing fully insured maintenance services in Tampa, Central Florida, and North Florida territories. Small to medium-size maintenance requests are coordinated through the District Manager and/or Field Operations Manager at the direction of the Board of Supervisors.

AMENITY MANAGEMENT & LIFESTYLE PROGRAMMING

Kaylee Santana is the Assistant Director of Amenity Management in Tampa. Kaylee brings over five years of experience in Amenity Management and has proudly served as Assistant Director for the past two years. She holds a Bachelor's degree in Health Administration and Management from DeVry University. As the Training Manager for the Amenities Department at GMS-Tampa, Kaylee plays a key role in developing team members and ensuring operational excellence across multiple communities. Her strong foundation in CDD operations and proven leadership skills enable her to effectively guide and support a large, dynamic team.

Dreama Long is the Assistant Director of Amenity Management in Tampa. Dreama has a wealth of leadership and operational experience at GMS-Tampa. Before entering the field of amenity management, Dreama dedicated over 20 years to law enforcement in Norfolk, Virginia, with specialized expertise in narcotics, homicide, and hostage negotiation. After retiring from law enforcement, Dreama relocated to Florida and discovered a new passion in property management. She served as Chairman of her CDD Board for several years, gaining valuable insight into community operations and governance. Today, as Assistant Director of Amenity Services, Dreama applies her extensive leadership experience and problem-solving skills to guide the Amenities Department. She is committed to fostering a healthy, collaborative work environment and ensuring exceptional service across all communities.



GMS has significant experience with highly amenitized CDD communities and is flexible regarding the approach taken to staffing, managing, and operating amenities. We typically see one of three approaches taken to amenity management:

- 1) District contracts with GMS for operations
- 2) District contracts with a third-party company for operations
- 3) District directly employs staff for operations

**UNDER THE FIRST APPROACH, THE FOLLOWING SERVICES ARE TYPICALLY PROVIDED
BY GMS TO ENSURE A FIRST CLASS, AMENITY CENTERED COMMUNITY:**

- Recruit, hire, train, and monitor Clubhouse and Facilities staff.
- Assume responsibility to manage a vibrant schedule of activities, events and lifestyle programming. GMS is structured to take a regional approach to serving its clients, but this structure does not preclude us from assigning the most talented and qualified individuals, regardless of their location, to appropriate roles.
- Communicate lifestyle opportunities and residential services information to owners and potential residents.
- Promote voluntary compliance with District rules, regulations and policies by communicating with residents.
- Maintain excellent level of customer service.
- Monitor the use of the amenities including resident barcode passes, security cameras, and other means of safeguarding the District.
- Maintain excellent level of customer service.
- Coordinate with vendors, contractors, internal and external stakeholders to ensure smooth operations of day to day and special activities.
- Maintain all relevant records of incidents, inspections, revenue, and other information as required by the District.
- Assist with budget preparation and reports, policy recommendations and enforcement, safety and/or security recommendations, collection of rental fees, maintaining records as needed.

Under the second and third approach, although the above services would not be provided directly by GMS, we would work to ensure that the contractor or direct employees were performing these and other necessary services.



SAMPLE SPECIAL EVENTS

Social events are for all residents and open to the public, and a critical component to the success of the community. Below are some examples of events currently provided at other communities that GMS has previously assisted in staffing.

SUMMER CAMP

Each week features an array of art activities, sports, games and a field trip. Campers are provided a t-shirt, daily snacks and extended care. A similar camp can also be provided during Spring Break.

FALL FESTIVAL

A fall celebration featuring hayrides, craft tables, carnival games, contests, bounce houses and other activities.

WINTER CELEBRATION

A holiday celebration including pictures with Santa, trolley rides, holiday decorations, cookies, hot chocolate and coffee.

KIDS NIGHT OUT/TEEN SCENE

DJ, games, food, drinks and more to entertain kids & teens.

ICE CREAM SOCIAL

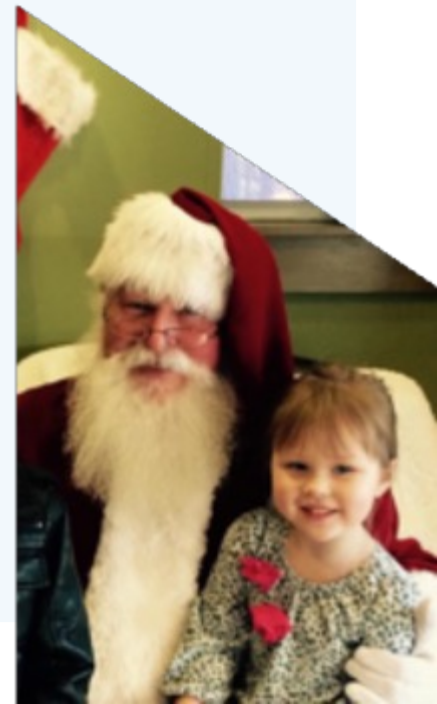
Ice cream and beverages with contests, raffles and games.

SPRING FLING

An Easter egg hunt, pictures with the Easter bunny and a petting zoo. Bounce house, dunk tank, etc. can also be provided.

DIVE-IN MOVIE

View a movie by the pool with snacks and beverages while you enjoy the show.



REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients as well as the other CDD industry professionals have come to recognize and appreciate the quality of the services we provide. GMS encourages its prospective clients to call our references and learn what other district supervisors, developers, attorneys, engineers, and financial professionals are saying about us. The following table contains just a few of the clients and professionals who are pleased to serve as our references:

Glenn Roberts

Chair, Dupree Lakes CDD
22598 Cherokee Rose Place
Land O'Lakes, FL 34639
(502) 741-8013
seat4@dupreelakescdd.org

John Ford

Chair, Mirada CDD
31656 Cabana Rye Avenue
San Antonio, FL 33576
(516) 749-2322
johninmirada@gmail.com

Kristen Brooks

Chair, Belmont CDD
10109 Count Fleet Drive
Ruskin, FL 33573
(404) 723-1245
boardmember5@belmontcdd.com

Gerald Barkholz

Chair, Palms of Terra Ceia Bay CDD
2925 Terra Ceia Bay Blvd., Unit 2904
Palmetto, FL 34221
(941) 705-6329
jerrybarkholz@gmail.com

Paul Cilia

Chair, Forest Brooke CDD
5019 Grist Mill Court
Wimauma, FL 33598
(813) 419-8115
seat3@forestbrookecdd.org

Mark Hardee

Chair, Terra Bella CDD
23963 San Giovanni Drive
Land O Lakes, FL 34639
(301) 370-1183
terrabellacddseat5@gmail.com

GOVERNMENTAL MANAGEMENT SERVICES

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Table 2-1. District Management & Client Management Experience Summary

GMS Client #	GMS Client Name As of 2025-10-09	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
1	Aberdeen	St. Johns	✓	✓	✓		
2	Acacia Grove	Miami-Dade	✓	✓	✓		
3	Academical Village	Broward	✓	✓	✓		✓
4	Acree	Duval	✓	✓	✓		
5	Amelia Concourse	Nassau	✓	✓	✓		✓
6	Amelia Walk	Nassau	✓	✓	✓		✓
7	Anabelle Island	Clay	✓	✓	✓		✓
8	Armstrong	Clay	✓	✓	✓		
9	Astonia	Polk	✓	✓	✓		✓
10	Asturia	Pasco	✓	✓	✓		✓
11	Auburn Lakes	Brevard	✓	✓	✓		
12	Bahia Mar	Broward	✓	✓	✓		
13	Ballentrae Hillsborough	Hillsborough	✓	✓	✓		✓
14	Bannon Lakes	St. Johns	✓	✓	✓		
15	Banyan Drive Security Guard Spec	Miami-Dade	✓	✓			
16	Bartram Park	Duval	✓	✓	✓		
17	Bartram Springs	Duval	✓	✓	✓		
18	Bauer Drive	Miami-Dade	✓	✓	✓		
19	Bay Laurel Center	Marion	✓	✓	✓	✓	
20	Baytree	Brevard	✓	✓	✓		✓
21	Baywinds	Miami-Dade	✓	✓	✓		✓
22	Beacon Tradeport	Miami-Dade	✓	✓	✓		
23	Bella Collina	Lake	✓	✓	✓	✓	✓
24	Bella Tara	Osceola	✓	✓	✓		
25	Bellagio	Miami-Dade	✓	✓	✓		
26	Belmont	Hillsborough	✓	✓	✓		✓
27	Bent Creek	St. Lucie	✓	✓	✓		
28	Biscayne Drive Estates	Miami-Dade	✓	✓	✓		
29	Bonita Village	Lee	✓	✓	✓		
30	Bonnet Creek	Orange	✓	✓	✓		✓
31	Botaniko	Broward	✓	✓	✓		
32	Bradbury	Polk	✓	✓	✓		✓
33	Brandy Creek	St. Johns	✓	✓	✓		
34	Bridgewalk	Osceola	✓	✓	✓		✓
35	Bridgewater	Polk	✓	✓	✓		✓
36	By-The-Sea Security Guard Specia	Miami-Dade	✓	✓			
37	Campo Bello	Miami-Dade	✓	✓	✓		
38	Candler Hills East	Marion	✓	✓	✓		
39	Canopy	Leon	✓	✓	✓		✓
40	Capital Region	Leon	✓	✓	✓		
41	Central Lake	Lake	✓	✓	✓	✓	
42	Centre Lake	Miami-Dade	✓	✓	✓		✓
43	ChampionsGate	Osceola	✓	✓	✓		
44	ChampionsGate Condominium Pro	Osceola	✓	✓	✓		
45	ChampionsGate Villas Building 1 C	Osceola	✓	✓	✓		

CLIENT LISTING

GMS Client #	GMS Client Name As of 2025-10-09	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
46	Chapel Creek	Pasco	✓	✓	✓		✓
47	Cheswick South	Clay	✓	✓	✓		
48	City of Coral Gables**	Miami-Dade	✓	✓			
49	Coastal Ridge	Duval	✓	✓	✓		
50	Coconut Cay	Miami-Dade	✓	✓	✓		✓
51	Cocoplum Lights	Miami-Dade	✓	✓			
52	Cocoplum Security Roving Special	Miami-Dade	✓	✓			
53	Copper Creek	St. Lucie	✓	✓	✓		✓
54	Copper Oaks	Lee	✓	✓	✓		
55	Coquina Shores	Flagler	✓	✓	✓		
56	Coral Bay	Broward	✓	✓	✓		✓
57	Coral Keys Homes	Miami-Dade	✓	✓	✓		
58	Cordova Palms	St. Johns	✓	✓	✓		✓
59	Country Greens	Lake	✓	✓	✓		✓
60	County Road 33	Polk	✓	✓	✓		
61	Creek Preserve	Hillsborough	✓	✓	✓		✓
62	Creeside	St. Lucie	✓	✓	✓		
63	Crossings	Osceola	✓	✓	✓		✓
64	Crossroads Village Center	Polk	✓	✓	✓		
65	Crosswinds East	Polk	✓	✓	✓		✓
66	Crosswinds West	Polk	✓	✓	✓		
67	Crystal Cay	Miami-Dade	✓	✓	✓		
68	Cypress Bluff	Duval	✓	✓	✓		
69	Cypress Cove	Broward	✓	✓	✓		✓
70	Cypress Park Estates	Polk	✓	✓	✓		✓
71	Cypress Ridge	Hillsborough	✓	✓	✓		✓
72	Darby	Duval	✓	✓	✓		
73	Davenport Road South	Polk	✓	✓	✓		✓
74	Davis Reserve	Polk	✓	✓	✓		✓
75	Deer Island	Lake	✓	✓	✓		✓
76	Deer Run	Flagler	✓	✓	✓		✓
77	Dewey Robbins	Lake	✓	✓	✓		
78	Double Branch	Clay	✓	✓	✓		
79	Dowden West	Orange	✓	✓	✓		✓
80	Downtown Doral	Miami-Dade	✓	✓	✓		
81	Downtown Doral South	Miami-Dade	✓	✓	✓		✓
82	Dunes	Flagler	✓	✓	✓		
83	Dupree Lakes	Pasco	✓	✓	✓		✓
84	Durbin Crossings	St. Johns	✓	✓	✓		
85	Eagle Hammock	Polk	✓	✓	✓		✓
86	Eagle Trace	Polk	✓	✓	✓		
87	East 547	Polk	✓	✓	✓		✓
88	Eden Hills	Polk	✓	✓	✓		✓
89	Elevation Pointe	Orange	✓	✓	✓		
90	Enclave At Black Pointe Marina	Miami-Dade	✓	✓	✓		✓

CLIENT LISTING

GMS Client #	GMS Client Name As of 2025-10-09	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
91	Epmore	Miami-Dade	✓	✓	✓		
92	Estancia at Wiregrass	Pasco	✓	✓	✓		✓
93	Eureka Grove	Miami-Dade	✓	✓	✓		
94	Falcon Trace	Orange	✓	✓	✓		✓
95	Forest Brooke	Hillsborough	✓	✓	✓		✓
96	Founders Ridge	Lake	✓	✓	✓		
97	Fronterra	Collier	✓	✓	✓		
98	Gardens at Hammock Beach	Flagler	✓	✓	✓		
99	GIR East	Osceola	✓	✓	✓		
100	Golden Gem	Lake	✓	✓	✓		
101	Grand Oaks	St. Johns	✓	✓	✓		
102	Grande Pines	Orange	✓	✓	✓		✓
103	Green Corridor	Multiple	✓	✓			
104	Griffin Lakes	Broward	✓	✓	✓		✓
105	Hamilton Bluff	Polk	✓	✓	✓		
106	Hammock Lake Banyan Dr. Security	Miami-Dade	✓	✓			
107	Hammock Lakes Security Guard Station	Miami-Dade	✓	✓			
108	Hammock Oaks Golf and RV Resort	Sumter	✓	✓	✓		✓
109	Hammock Oaks Harbor Security Guard Station	Miami-Dade	✓	✓			
110	Hammock Reserve	Polk	✓	✓	✓		✓
111	Harbor Reserve	Osceola	✓	✓	✓		✓
112	Hartford Terrace	Polk	✓	✓	✓		✓
113	Hemingway Point	Broward	✓	✓	✓		✓
114	Heritage Park	St. Johns	✓	✓	✓		✓
115	Heron Isles	Nassau	✓	✓	✓		
116	Hickory Tree	Osceola	✓	✓	✓		
117	Hicks Ditch	Lake	✓	✓	✓		
118	Highland Meadows	Polk	✓	✓	✓		✓
119	Highland Meadows West	Polk	✓	✓	✓		✓
120	Holly Hill Road East	Polk	✓	✓	✓		✓
121	Hollywood Beach 1	Broward	✓	✓	✓		
122	Horseshoe Creek	Polk	✓	✓	✓		
123	Hunt Club Grove	Polk	✓	✓	✓		✓
124	Indigo	Volusia	✓	✓	✓		
125	Indigo East	Marion	✓	✓	✓		
126	Islands of Doral III	Miami-Dade	✓	✓	✓		
127	Isle of Bartram Park	St. Johns	✓	✓	✓		
128	Jennings Farms HOA	Clay	✓				
129	Kepler Road	Volusia	✓	✓	✓		
130	Kingman Gate	Miami-Dade	✓	✓	✓		✓
131	Kings Bay Security Guard Station	Miami-Dade	✓	✓			
132	Knightsbridge	Osceola	✓	✓	✓		✓
133	Lake Ashton	Polk	✓	✓	✓		
134	Lake Ashton II	Polk	✓	✓	✓		
135	Lake Deer	Polk	✓	✓	✓		✓

CLIENT LISTING

GMS Client #	GMS Client Name As of 2025-10-09	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
136	Lake Emma	Lake	✓	✓	✓		✓
137	Lake Harris	Lake	✓	✓	✓		✓
138	Lake Lizzie	Osceola	✓	✓	✓		✓
139	Lake Mattie Preserve	Polk	✓	✓	✓		
140	Lakehaven	Lake	✓	✓	✓		✓
141	Lakes by the Bay South	Miami-Dade	✓	✓	✓		✓
142	LakeShore Ranch	Pasco	✓	✓	✓		✓
143	Lakeside Plantation	Sarasota	✓	✓	✓		
144	Landings	Flagler	✓	✓	✓		
145	Landings At Miami Beach	Miami-Dade	✓	✓	✓		
146	Lawson Dunes	Polk	✓	✓	✓		✓
147	Live Oak Lake	Osceola	✓	✓	✓		✓
148	Lucaya	Lee	✓	✓	✓		
149	Lucerne Park	Polk	✓	✓	✓		✓
150	Mainstreet at Coconut Creek	Miami-Dade	✓	✓	✓		
151	Majorca Isles	Miami-Dade	✓	✓	✓		
152	Mayfair	Brevard	✓	✓	✓		
153	McJunkin At Parkland	Broward	✓	✓	✓		
154	Meadowview At Twin Creeks	St. Johns	✓	✓	✓		
155	Mediterranea	Palm Beach	✓	✓	✓		
156	Metropica	Broward	✓	✓	✓		
157	Middle Village	Clay	✓	✓	✓		
158	Mirada (Lee)	Lee	✓	✓	✓		
159	Mirada (Pasco)	Pasco	✓	✓	✓		✓
160	Narcoossee	Orange	✓	✓	✓		✓
161	Newton Road	Miami-Dade	✓	✓	✓		
162	North Boulevard	Polk	✓	✓	✓		✓
163	North Dade	Miami-Dade	✓	✓	✓		
164	North Powerline Road	Polk	✓	✓	✓		✓
165	North Springs	Broward		✓	✓	✓	
166	Northern Riverwalk	Palm Beach	✓	✓	✓		
167	Oakridge	Broward	✓	✓	✓		
168	Ocean Gate	Miami-Dade	✓	✓	✓		
169	Old Cutler Bay Security Guard Spe	Miami-Dade	✓	✓			
170	Old Hickory	Osceola	✓	✓	✓		✓
171	Orchid Grove	Broward	✓	✓	✓		✓
172	Osceola Chain of Lakes	Osceola	✓	✓	✓		✓
173	OTC	Duval	✓	✓	✓		
174	Palm Coast Park	Flagler	✓	✓	✓		
175	Palm Glades	Miami-Dade	✓	✓	✓		✓
176	Palms of Terra Ceia Bay	Manatee	✓	✓	✓		
177	Park Creek	Hillsborough	✓	✓	✓		✓
178	Parkside Trails	Lake	✓	✓	✓		
179	Peace Creek	Polk	✓	✓	✓		✓
180	Peace Creek Village	Polk	✓	✓	✓		✓

CLIENT LISTING

GMS Client #	GMS Client Name As of 2025-10-09	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
181	Pine Air Lakes	Collier	✓	✓	✓		✓
182	Pine Bay Estates Security Roving	Miami-Dade	✓	✓			
183	Pine Isles	Miami-Dade	✓	✓	✓		
184	Pine Ridge Plantation	Clay	✓	✓	✓		
185	Poinciana	Polk	✓	✓	✓		✓
186	Poinciana West	Polk	✓	✓	✓		✓
187	Pollard Road	Polk	✓	✓	✓		
188	Portofino Isles	St. Lucie	✓	✓	✓		
189	Portofino Landings	St. Lucie	✓	✓	✓		✓
190	Portofino Shores	St. Lucie	✓	✓	✓		✓
191	Portofino Springs	Lee	✓	✓	✓		
192	Portofino Vineyards	Lee	✓	✓	✓		
193	Portofino Vista	Osceola	✓	✓	✓		
194	Post Oak Ranch	Pasco	✓	✓	✓		
195	Preston Cove	Osceola	✓	✓	✓		✓
196	Princeton Commons	Miami-Dade	✓	✓	✓		
197	Quail Roost	Miami-Dade	✓	✓	✓		✓
198	Radiance	Flagler	✓	✓	✓		
199	Ranches at Lake McLeod	Polk	✓	✓	✓		✓
200	Randal Park	Orange	✓	✓	✓		✓
201	Randal Park POA *	Orange	✓	✓			
202	Randal Park THOA *	Orange	✓	✓			
203	Randal Walk HOA-	Orange	✓	✓			
204	Remington	Osceola	✓	✓	✓		✓
205	Reserve	St. Lucie	✓	✓	✓	✓	
206	Residences at Tohoqua Communit	Osceola	✓	✓			
207	Reunion East	Osceola	✓	✓	✓		✓
208	Reunion West	Osceola	✓	✓	✓		✓
209	Rhodine Road North	Hillsborough	✓	✓	✓		✓
210	Ridgecrest	Polk	✓	✓	✓		✓
211	Ridges at Apopka	Orange	✓	✓	✓		✓
212	Ridgewood Trails	Clay	✓	✓	✓		
213	River Place On The St. Lucie	St. Lucie	✓	✓	✓		✓
214	Riverbend	Hillsborough	✓	✓	✓		
215	Rivercrest	Hillsborough	✓	✓	✓		✓
216	Rivers Edge	St. Johns	✓	✓	✓		
217	Rivers Edge II	St. Johns	✓	✓	✓		
218	Rivers Edge III	St. Johns	✓	✓	✓		
219	Riverwalk	Orange	✓	✓	✓		✓
220	Rolling Hills	Clay	✓	✓	✓		
221	Rolling Oaks	Osceola	✓	✓	✓		✓
222	Sabal Palm	Broward	✓	✓	✓		✓
223	Saddle Creek Preserve of PC	Polk	✓	✓	✓		✓
224	Sampson Creek	St. Johns	✓	✓	✓		
225	San Simeon	Miami-Dade	✓	✓	✓		✓

CLIENT LISTING

GMS Client #	GMS Client Name As of 2025-10-09	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
226	Sandmine Road	Polk	✓	✓	✓		✓
227	Sawyer's Landing	Miami-Dade	✓	✓	✓		
228	Scenic Highway	Polk	✓	✓	✓		✓
229	Scenic Terrace North	Polk	✓	✓	✓		✓
230	Scenic Terrace South	Polk	✓	✓	✓		✓
231	Schaller Preserve	Polk	✓	✓	✓		
232	Seaton Creek Reserve	Duval	✓	✓	✓		✓
233	Sedona Point	Miami-Dade	✓	✓	✓		
234	Seminole Palms	Flagler	✓	✓	✓		
235	Seminole Palms of Flager*	Flagler	✓	✓			
236	Shingle Creek	Osceola	✓	✓	✓		✓
237	Shingle Creek At Bronson	Osceola	✓	✓	✓		✓
238	Shotgun Road	Broward	✓	✓	✓		
239	Siena North	Miami-Dade	✓	✓	✓		
240	Silver Palms	Miami-Dade	✓	✓	✓		
241	Six Mile Creek	Clay	✓	✓	✓		✓
242	Snapper Creek Lakes Security Gua	Miami-Dade	✓	✓			
243	Solterra	Miami-Dade	✓	✓	✓		
244	South Village	Clay	✓	✓	✓		
245	South-Dade Venture	Miami-Dade	✓	✓	✓		
246	St. Augustine Lakes	St. Johns	✓	✓	✓		
247	Stillwater	St. Johns	✓	✓	✓		
248	Stoneybrook South	Osceola	✓	✓	✓		✓
249	Stoneybrook South At CG	Osceola	✓	✓	✓		✓
250	Stoneybrook West	Orange	✓	✓	✓		✓
251	Storey Creek	Osceola	✓	✓	✓		✓
252	Storey Drive	Orange	✓	✓	✓		✓
253	Storey Park	Orange	✓	✓	✓		✓
254	Summit View	Pasco	✓	✓	✓		✓
255	Summit View II	Pasco	✓	✓	✓		
256	Sunrise Harbour Security Guard S	Miami-Dade	✓	✓			
257	Talis Park	Collier	✓	✓	✓		✓
258	Tapestry	Osceola	✓	✓	✓		✓
259	Terra Bella	Pasco	✓	✓	✓		✓
260	Tesoro	St. Lucie	✓	✓	✓		✓
261	The Crossings At Fleming Island	Clay	✓	✓	✓	✓	
262	TIFA	Brevard	✓	✓	✓		
263	Tison's Landing	Duval	✓	✓	✓		
264	Tohoqua	Osceola	✓	✓	✓		✓
265	Tohoqua Crossings Townhomes H	Osceola	✓	✓			
266	Tohoqua Master Association *	Osceola	✓	✓			
267	Tohoqua Reserve *	Osceola	✓	✓			
268	Tolomato	St. Johns	✓	✓	✓		
269	Towne Park	Polk	✓	✓	✓		✓
270	Townhomes at Tohoqua *	Osceola	✓	✓			

CLIENT LISTING

GMS Client #	GMS Client Name As of 2025-10-09	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
271	Tranquility	Brevard	✓	✓	✓		
272	Turnbull Creek	St. Johns	✓	✓	✓		
273	Turtle Run	Broward	✓	✓	✓		✓
274	Valencia Water Control District	Orange	✓	✓	✓		
275	Veranda Landing	St. Lucie	✓	✓	✓		
276	Verano #1	St. Lucie	✓	✓	✓		
277	Verano #2	St. Lucie	✓	✓	✓		✓
278	Verano #3	St. Lucie	✓	✓	✓		✓
279	Verano #4	St. Lucie	✓	✓	✓		
280	Verano #5	St. Lucie	✓	✓	✓		
281	Verano Center	St. Lucie	✓	✓	✓		
282	Viera East	Brevard	✓	✓	✓		
283	Villa Portofino East	Miami-Dade	✓	✓	✓		
284	Villa Portofino West	Miami-Dade	✓	✓	✓		
285	Villages of Biscayne Park**	Miami-Dade	✓	✓			
286	Villages of Bloomingdale	Hillsborough	✓	✓	✓		✓
287	Villages of Westport	Duval	✓	✓	✓		
288	Villamar	Polk	✓	✓	✓		✓
289	Water Tank Road	Polk	✓	✓	✓		
290	Water's Edge	Manatee	✓	✓	✓		✓
291	Waterford Estates	Charlotte	✓	✓	✓		
292	Waterleaf	Hillsborough	✓	✓	✓		
293	Waterlin Stewardship District	Osceola	✓	✓	✓		✓
294	Waterstone	St. Lucie	✓	✓	✓		✓
295	Weiberg Road	Polk	✓	✓	✓		
296	Wellness Ridge	Lake	✓	✓	✓		✓
297	Westside	Osceola	✓	✓	✓		✓
298	Westside Haines City	Polk	✓	✓	✓		
299	Westview North	Miami-Dade	✓	✓	✓		✓
300	Westwood OCC	Orange	✓	✓	✓		
301	White Clay	Polk	✓	✓	✓		
302	Wilford Preserve	Clay	✓	✓	✓		✓
303	Willow Creek	Brevard	✓	✓	✓		✓
304	Willow Creek II	Brevard	✓	✓	✓		
305	Willowbrook	Polk	✓	✓	✓		
306	Wind Meadows South	Polk	✓	✓	✓		✓
307	Windsor at Westside	Osceola	✓	✓	✓		✓
308	Windsor Cay	Lake	✓	✓	✓		✓
309	Windward	Osceola	✓	✓	✓		✓
310	Woodland Crossing	Sumter	✓	✓	✓		
311	Woodland Ranch Estates	Polk	✓	✓	✓		
312	Woodlands Section 9	Broward	✓	✓	✓		
313	Wynnfield Lakes	Duval	✓	✓	✓		
314	Wynnmere West	Hillsborough	✓	✓	✓		✓
315	Yarborough Lane	Polk	✓	✓	✓		

CLIENT LISTING

GMS Client #	GMS Client Name As of 2025-10-09	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
316	Zephyr Ridge	Pasco	✓	✓	✓		✓
317							
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RISK MANAGEMENT

REQUIREMENTS

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY)	
				09/08/2025	
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).					
PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220		CONTACT NAME: Holly Howe PHONE (A/C No. Ext): (904) 262-8080 FAX (A/C No.): (904) 262-1444 E-MAIL ADDRESS: holly@zelenrisk.com			
INSURED Governmental Management Services-Tampa, LLC 1001 Bradford Way Kingston TN 37763		INSURER(S) AFFORDING COVERAGE INSURER A: Northfield Insurance Company INSURER B: Hiscox Insurance Company INSURER C: RetailFirst Insurance Company INSURER D: INSURER E: INSURER F:			
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:	
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.					
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:		WS644121	02/27/2025	02/27/2026
					EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPIOP AGG \$2,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ UMBRELLA LIAB \$ EXCESS LIAB \$ DED \$ RETENTION \$
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS				
	☐ UMBRELLA LIAB ☐ EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE				
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	0520-59463	09/01/2025	09/01/2026
					☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
B	Professional		MPL4245121.25	09/05/2025	09/05/2026
					Each Claim \$1,000,000 Aggregate \$1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) The Hidden Creek Development District, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives are included as Additional Insureds on the above-listed policies. Such insurance shall be considered primary and non-contributory with respect to the Additional Insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds, and a 30-Day Notice of Cancellation applies in favor of the Additional Insureds.					
CERTIFICATE HOLDER Hidden Creek CDD 4530 Eagle Falls Place Tampa, FL 33619			CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Vicky M. Zelen</i> <HH>		
ACORD 25 (2014/01) The ACORD name and logo are registered marks of ACORD © 1988-2014 ACORD CORPORATION. All rights reserved.					

COST OF SERVICES

MANAGEMENT SERVICES

Management services will be provided for a fixed annual fee.

See Exhibits "A" is an Alternative Model for consideration of the Board

Reimbursable expenses such as copies, postage, courier services, printing, and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and due within 30 days of the invoice date. Subsequent management fees will be established based upon the adoption of the annual operating budget, which will be adjusted to reflect ongoing levels of service.



EXHIBIT “A” – DISTRICT MANAGEMENT FEE SCHEDULE

GMS Proposed Alternative RFP Model

GMS Services Descriptions	FY '26 GMS Fees
Management, Administrative, Financial, and Revenue Collection, and Accounting Services - Annual Fee paid in equal monthly payments (plus reimbursable expenses) - Our Agreement contemplates up to 12 meetings per year up to 3 hours in duration	\$35,000
Annual Assessment Administration (Beginning with the first assessment to individual unit owners, direct assessment, or utilizing tax collector)	\$6,000
Dissemination Agent Services - Annual Fee for 1st Bond Issuance (\$2,500 for each additional series of Bonds)	\$5,000
Field Management Services - Annual Fee paid in equal monthly payments (plus, reimbursable expenses) - Monthly On-Site Inspections Vendor Coordination 1 time per Week	\$23,400
Facility Maintenance and Repair Services. - GMS has a comprehensive on-site and insured maintenance service for small to medium-sized projects, which can be provided at the direction of the District Board of Supervisors and/or the District Manager. \$55.00/Hour + Pass Through Expenses. - Assumes 1 day per week on-site.	Not To Exceed \$25,740
The GMS Proposal For Fiscal Year '26 For The Hidden Creek Community Development District	\$95,140

EXHIBIT “B” – MISCELLANEOUS FEES SCHEDULE

Item	Cost
Agenda Package Hardcopy (if Applicable)	\$2.50 per regular Agenda Mtg.
Copy	\$0.15 / black and white page
Binders, Envelopes, Storage Boxes, and other Office Supplies	Actual Cost
USPS / FedEx / UPS / Conference Calls	Actual Cost
Offsite Physical Records Storage and Archival	\$50.00/Month
Extended or Extra Board Meetings Any extra meeting(s) or meeting duration exceeding a three-hour duration may be charged a meeting overage fee rounded up to the nearest full hour.	\$2,000/Meeting \$ 250/Hour
Additional Services Available:	Cost
Other Services ** - New Bond Issuance Cost (per bond issue) - Refinance Bond Issuance Cost (per bond issue) - Debt Service Assessment Methodology Preparation - SERC Preparation & Assistance with Petition - Prepaid Estoppel Letter – One Lot - Prepaid Estoppel Letter – Multiple Lots - Prepaid Estoppel Letter – Partial Payoffs - Annual Construction Accounting Fee (while active) - Request For Proposal Scope Preparation Documents (per RFP request - Landscaping, Irrigation, Aquatic, etc.)	\$ 25,000 \$ 15,000 \$ 20,000 \$ 5,000 \$ 100 \$ 250 \$ 500 \$ 5,000 \$ 3,500
One-Time Conversion Fee: To recreate historical Accounting and Administrative Records Needed For The Transition.	Included
Other Requested Administrative Services As Requested By Bondholders, Dissemination Agent, District Counsel, or Boards of Supervisors - District Manager - District Accountant - District Administration - Field Operations Manager - Other	\$ 175/Hour \$ 125/Hour \$ 80/Hour \$ 85/Hour To Be Negotiated

Miscellaneous fees are reviewed annually by GMS. An itemization of all miscellaneous fees and units consumed is included in the monthly invoice and presented to the Board of Supervisors for approval as part of the agenda packages. GMS strives to work with the District to minimize reimbursable expenses by utilizing electronic agendas and similar approaches. Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District annually.

TO THE BOARD OF SUPERVISORS OF THE **Hidden Creek CDD**



THANK



YOU

**SERVING
FLORIDA'S
COMMUNITIES**



Address:
4530 Eagle Falls Place
Tampa, FL 33619



Page 55 of 230
Direct Phone Line:
(865) 603-5101



Darrin Mossing, GMS President:
DMOSSING@GMSTNN.COM

EXHIBIT 5

AGENDA



Rizzetta & Company
Professionals in Community Management



PROPOSAL

Hidden Creek Community Development District

Prepared for: Board of Supervisors

REGIONAL OFFICE

2700 S. Falkenburg Road, Suite 2745

Riverview, FL 33578

813.533.2950 | rizzetta.com

FIRSTLY

THANK YOU

 FOR CONSIDERING US!



Rizzetta & Company
Professionals in Community Management

October 24, 2025

Board of Supervisors
Hidden Creek CDD

RE: Community Development District Management Services

Dear Board of Supervisors,

Rizzetta & Company appreciates the opportunity to present our qualifications to serve as District Manager for Hidden Creek Community Development District. With 39 years of experience and a state-wide presence, we are prepared to handle all present and future projects for the district.

As one of the largest providers of district management services, we are uniquely qualified to understand the complexities of managing a community development district. Our proposal outlines a knowledgeable team, including Rachel Welborn as your proposed Lead District Manager. She'll have the support of Matt Hubber our Director of District Services as 2nd Chair District Manager, and a large team of district services professionals to ensure transition and daily operations run smoothly.

Even though you may only see your district manager at your meetings, your district would be supported by three accounting professionals, a financial associate, and a dedicated administrative assistant. So, you would have a team of seven that would work for your district on nearly a daily basis. All those professionals take immense pride in their work to ensure that your district always remains in compliance and fulfills all its obligations.

Thank you for your time and consideration of our proposal. We look forward to meeting with you and the Board of Supervisors to review and discuss our proposal in detail. Should you have any questions or require additional information, please feel free to contact Scott Brizendine at sbrizendine@rizzetta.com

Very truly yours,

Scott Brizendine
Vice President of Operations



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OUR STORY

... SO FAR

Rizzetta & Company is a Florida-based professional community management and consulting firm that provides services to residential and commercial communities throughout the state of Florida. With over 39 years in the industry, Rizzetta & Company, is staffed with highly experienced managers and support staff. Each of our eight offices throughout Florida has a team of employees with diverse backgrounds, both personally and professionally, who provide the highest quality services to our clients.

Rizzetta & Company was founded in 1986 in Tampa, Florida by William Rizzetta. The original focus of the Company was to provide professional assessment consulting services for Community Development Districts in association with the issuance of bonds. As the Company's reputation for excellent work and customer service grew, the practice expanded over the next thirty years by adding related services which resulted in today's "Full Service" organization.

OFFICE LOCATIONS

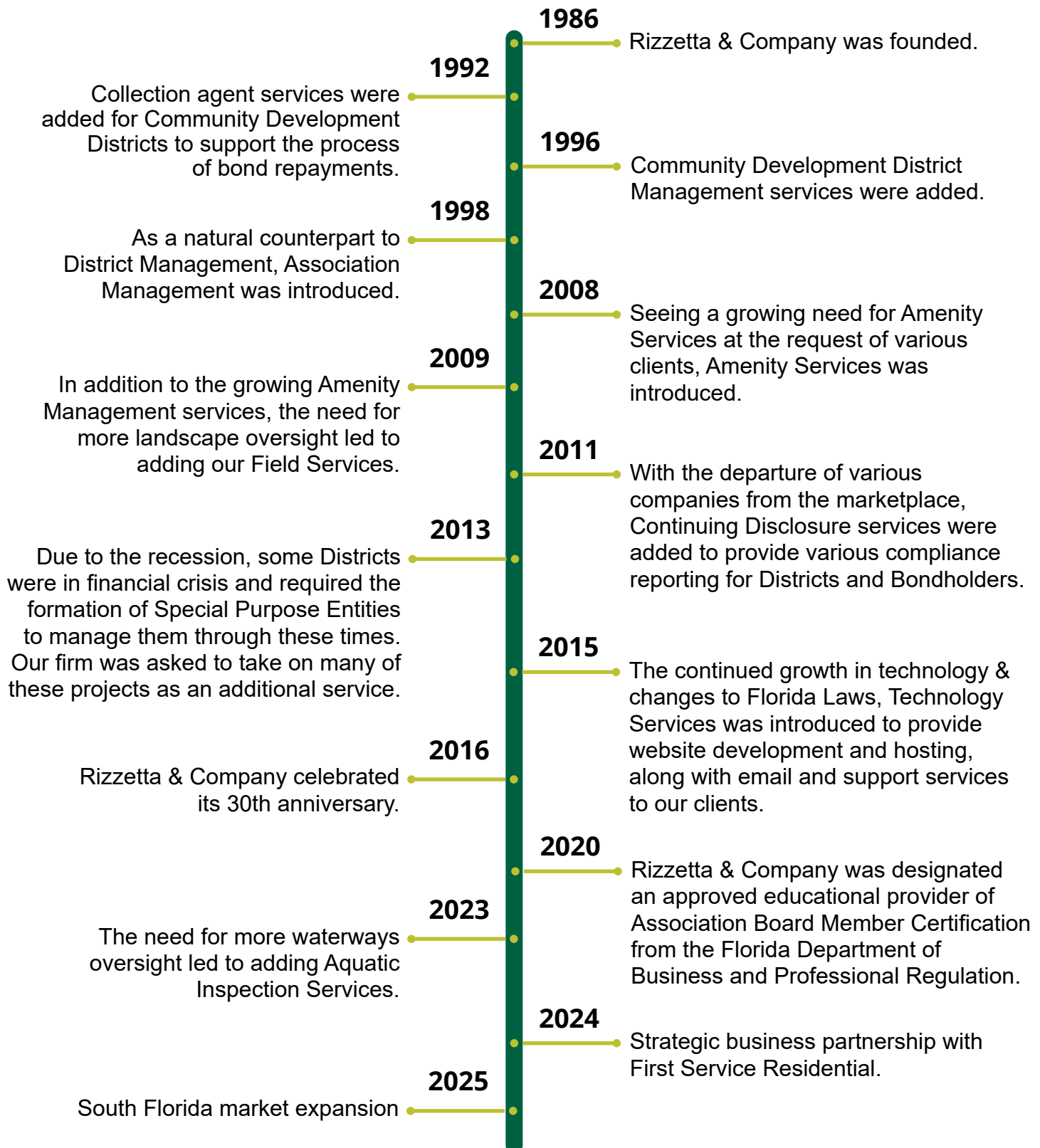


HEADQUARTERS

3434 Colwell Avenue, Suite 200
Tampa, FL 33614



OUR MILESTONES





BY THE NUMBERS

39 

YEARS OF
EXPERIENCE
EST. 1986

150+



ASSOCIATION
SERVICES
CLIENTS

55



ASSOCIATION
SERVICES TEAM
MEMBERS

20+



AMENITY
SERVICES
CLIENTS

100



AMENITY
SERVICES TEAM
MEMBERS

120+



DISTRICT
SERVICES
CLIENTS

50

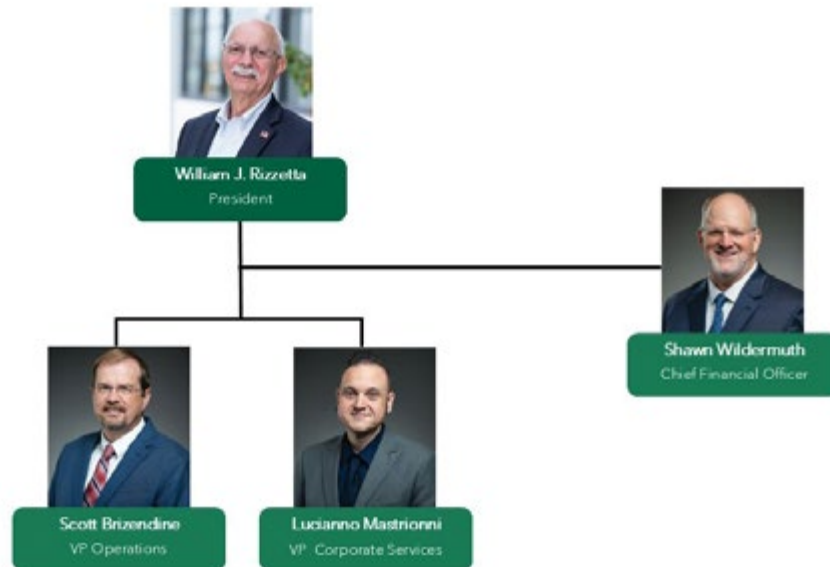


DISTRICT
SERVICES TEAM
MEMBERS





ORGANIZATIONAL CHART



COMMUNITY DEVELOPMENT DISTRICT LEADERSHIP





DISTRICT SERVICES

STRESS FREE

MANAGEMENT

FOR YOUR DISTRICT



AREAS OF SERVICE

Rizzetta & Company would provide professional district management services to Hidden Creek CDD pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below:

Management

- Attend and conduct all regularly scheduled and special Board of Supervisors meetings, continued meetings, and workshops.
- Arrange for time and location and all other necessary logistics for such meetings.
- Ensure compliance with all statutes affecting the district which include but are not limited to:
 - » Assist in the negotiation of contracts, as directed by the Board of Supervisors.
 - » Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District.
 - » Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
 - » Monitor certificates of insurance as needed per contracts.
- District Manager will perform one monthly site inspection and will meet with vendors as needed.
- Review and create as needed a periodic maintenance schedule for District assets.

The District Manager is not a role filled by an individual, rather it is a commitment by a team of motivated and skilled employees. We recognize that our role is more than an individual orchestrating a Board meeting. It is to ensure the District is fully compliant with statutory requirements and managed effectively and efficiently. Given Rizzetta's physical footprint across the state and extensive staffing resources, we are uniquely qualified to respond to the needs of your District.

Administrative

- Prepare agendas for Board of Supervisors meetings.
- Provide accurate minutes for all meetings and hearings.
- Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents per general records schedule GS1-SL.
- Certify and file the annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.



Rizzetta has been electronically providing agendas to our Boards for a number of years resulting in substantial savings in printing costs to the Districts. We go one step further by providing electronic tablets to Board member for use during the meetings. This approach also allows immediate posting on the CDD website as required by statute. Audio recordings of the board meetings are stored on our Raid 5 disk array which is redundantly backed up to both a local and cloud storage appliance.

Accounting

Services include the monthly preparation of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Rizzetta uses Sage Intacct Fund Accounting software that is designed specifically for governmental fund accounting. Our accounting processes have multi-level reviews to ensure proper internal control and accuracy. The result of our accounting infrastructure is an industry recognition by auditing firms that the books and records of Rizzetta managed districts are exceptional.

Financial & Revenue Collection

Services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations.

Our staff has significant expertise in assessment roll preparation and required certification to county Property Appraiser offices. Because of our experience, we enjoy a great relationship with those staff throughout the state. In addition, the required direct billings for property not on the tax roll are managed in concert with the same familiar staff.

We are organized to efficiently respond to property owner questions regarding District assessments and issue estoppel letters and lien releases as needed for property transfers

Bond Issuance Services

When the District is ready for a major augmentation that may require additional bonds; we can help by:

Preparing a Special Assessment Allocation Report;

- a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
- b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
- c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments.



Bond Validation;

- d) Coordinate the preparation of a Bond Validation Report which states the “Not-to exceed” par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- e) Provide expert testimony at bond validation hearing in circuit court.

Certifications and Closing Documents;

- f) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

Because providing bond issuance services was the cornerstone on which Rizzetta was founded, our expertise in this area is unparalleled. The special assessment allocation methodology report has been continually refined over the years to reflect new financing methods that are acceptable to the industry.

Technology Services

Our Technology Services host District websites for purposes of updating records to ensure the websites remain in compliance with statutory requirements. Having this service under the same roof as District Management ensures details are not missed and critical filings are consistently observed. A third-party vendor performs the ADA mediation of the website. We also host and archive District specific e-mail accounts, if necessary.



TECHNOLOGY TOOLS & RESOURCES

Vendor Management Software

As leaders in the industry, we are continually looking for ways to improve the level of service we offer and protect the communities we serve. To enhance our Vendor Compliance Program, we have partnered with [Vendor Information Verification Experts \(VIVE\)](#) as the platform to support the program.

We chose to move vendor vetting to VIVE to ensure consistent compliance amongst similar vendors, speed up the review process, and allow our managers to have real-time information to properly screen vendors for insurance and trade licensing. The choice to engage with a particular vendor will always be in the hands of the board of supervisors. Our goal is to provide our clients with information to help make educated decisions.

VIVE



Client Support System

Dedication to our clients is one of the driving principles at Rizzetta & Company. We're here to help our communities thrive and offer support in ways that are convenient for our board of supervisors and residents. Our integrated, client-focused system, helps our staff manage requests across platforms and efficiently connect with internal teams and external partners.

This industry-leading system allows our team to deliver immediate assistance while providing superior customer experience over the phone or e-mail. Making it easier to track, prioritize and streamline the processes to provide faster resolution.

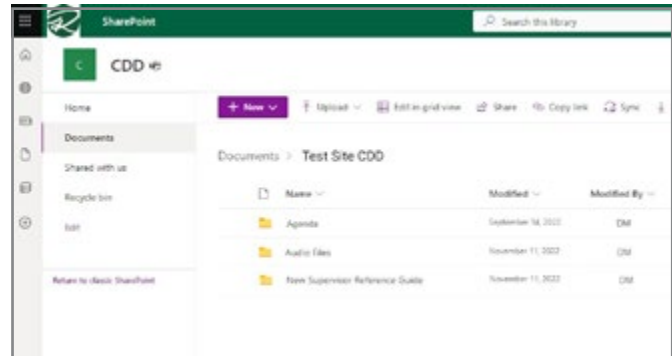




Document Management System

You're just a click away from what you are looking for with your dedicated SharePoint Site. This web-based collaborative platform will allow you to quickly find District information and share files, data, news, and other resources. SharePoint empowers teamwork, seamlessly integrates with Microsoft Office, and securely connects across PCs, Macs, and mobile devices.

SHAREPOINT

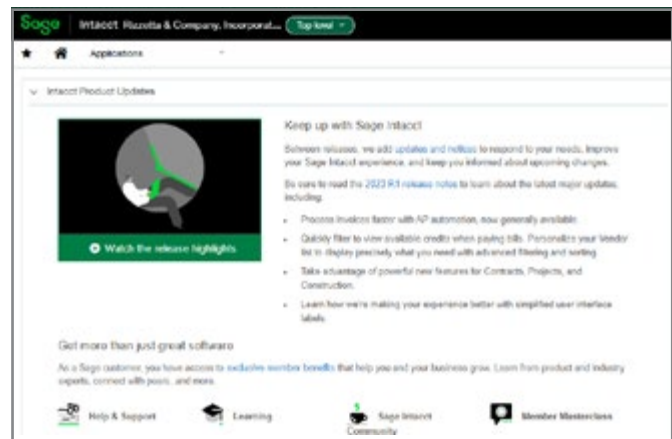


Customize your site to streamline your District's work. Accelerate productivity by transforming processes—from simple tasks like notifications and approvals to complex operational workflows.

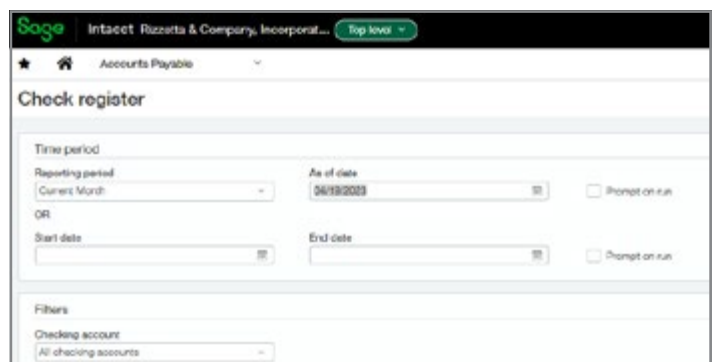
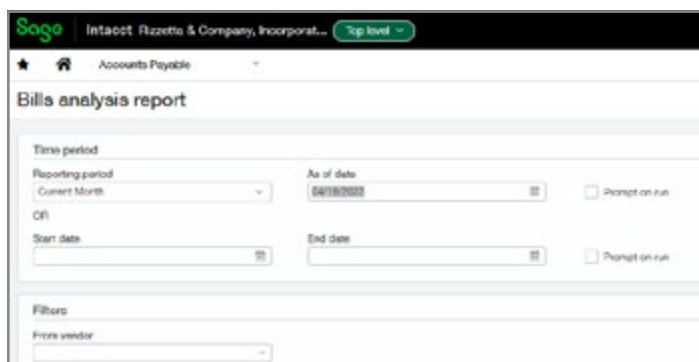
Financial Management Software

Sage Intacct will simplify your accounts payable and payment processes and get convenient, secure access to all your financial information. One District account login provides access to real-time accounting information. Sage Intacct integrates with existing tools and automates processes.

SAGE INTACCT



- **Accounts payable:** Streamline workflows and see expenses.
- **Cash management:** Track multiple accounts with real-time visibility.
- **Back transactions:** View written checks, deposits, and monthly statements.
- **Financial Statements:** Easily track transactions at anytime from anywhere





WHY

CHOOSE US?

Clients choose us because we have the experience to create robust, integrated solutions based on each District's unique needs, budget, and long-term goals.

Extensive Experience

- Rizzetta is the only “**original**” Community Development District Management company continuously providing services to Districts since the first CDD (Tampa Palms) issued bonds in 1986. Today, 38 years later, Bill Rizzetta continues to manage his company on a daily basis. In addition, Rizzetta brings extensive industry knowledge and influence at the legislative level.
- The first District Management company to successfully merge multiple separate CDD's into a unified District.

Result-Driven & Client-Focused

- District Finance team has vast knowledge having been involved in over 250 separate Bond Transactions with total funding exceeding \$3 Billion; served as the Dissemination Agent for over 80 Districts; and prepared over 1,700 Tax Assessment rolls.
- District Accounting staff has been audited over 3,000 times (each District is audited annually) with no findings of internal control issues or fraudulent activity.
- We have established a dual team approach where an assigned Lead District Manager handles daily operations and the 2nd Chair District Manager ensures continuity of service by a qualified District manager when the Lead District Manager is out of the office.
- Client Relations Manager endeavors to relentlessly monitor and enhance our services and exposure to your residents. This aids in pre-empting resident complaints occupying Board proceedings.
- Rizzetta's continuous improvement culture compounded with relentless training of all staff provides for ever increasing levels of service and performance.

Training & Infrastructure

- As part of the transition process, we provide an Onboarding Workshop to go over responsibilities and contracts with Board of Supervisors. We also offer free training sessions to new board members to gain better understanding of how the community should operate.
- Rizzetta made significant investments in its information infrastructure to harden its protection of Public Documents and enhance the electronic communication with Board members. Public documents are now protected with multi-factor authentication, cloud storage, professional patch management and hardware replacement policies.
- Rizzetta introduced “electronic agendas” to Board meetings negating the need to print and bind thousands of pages by providing electronic tablets for Board use during all meetings.



PROPOSED PRICING

District Services Provided	2026 Budget	2026 Fees
District Management Attend and Conduct up to 12 Meetings and 1 Budget Workshop per Year. Administration of District Functions. Compliance Management. Budget Prep and Presentation. Implement Policies. Manage District Contracts. Obtain Proposals or Bids. Advise the Board on District Matters. Respond to Inquires from Board, Staff and Public. Administrative Fees: - For all meetings exceeding 3 hours \$200/per hour - For additional meetings \$200/per hour (includes drafting agenda, meeting attendance, and drafting of minutes)	\$30,500	\$29,282
Administrative Services Provide Minutes for All Meetings and Workshops. Public Records Repository. Preparation of 14-day Tentative and 7-day Final Agendas.	\$7,500	\$7,986
District Accounting Monthly Financial Package per GASB. Administration of Accounts Payable/Receivable. Asset and Investment Tracking. Audit Support. Filing of Required Reports and Disclosures. Capital Program Administration.		\$13,310
Annual Finance and Revenue Collections Estoppel Issuance. Debt Management		\$2,662
Planning & Coordination Services	\$24,000	-
Continuing Disclosure Services Serve as the Dissemination Agent for All Bond Issuances to ensure Compliance with the Security & Exchange Commission Rule 15c2-12 (\$1,000 for each additional bond issuance)	\$5,000	\$2,000
Assessment Roll Administration Prepare Annual Assessment Rolls and Submit to County Tax Collectors and Property Appraisers. Create and Maintain the Assessment Rolls	-	\$5,000
Technology Services Website Compliance Monitoring and Monthly Content Uploads	\$ 500	\$ 1,200
SUBTOTAL	\$67,500	\$61,440
Field Staffing Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of January 1, 2026 to September 30, 2026.		\$ 137,592.60
TOTAL	\$67,500	\$199,032.60



HIDDEN CREEK CDD ON-SITE

TEAM MEMBERS

While we believe the below staffing proposal allows for the highest rate of success for the community, all staffing and wages are for proposal purposes only. Each are amenable by board before final contract.

Field Services Manager

The company will provide the service of a Field Services Manager that will be on property a minimum of 40 hours per week and will perform the following duties:

- Responsible for day-to-day maintenance operations, adhering to District budget, and assisting the District Manager in managing vendor contracts relating to the amenity and community assets, and the development of standard operation policies and procedures.
- Provide first-class customer service to the residents and guests to maintain a safe and comfortable environment.
- Conduct inspect of common areas nd provide a report on the inspections and make recommendations on corrective actions that need to be taken to the District Manager.
- Respond to concerns or complaints regarding District's areas of responsibilities
- Follow-up on Board identified concerns such as wildlife issues and exotic plant intrusion. Work with assigned contractors to ensure quality service is provided to the community.
- Prepare any incident or accident reports and forward to the District Manager.
- Inspection and maintenance of roads, sidewalks, gates, security camera system. Report any issues to District Manager.
- Check preserves for invasive plants and inspects ponds
- Work with the contracted vendor of the camera system if services are needed.
- Inspection and maintenance of the inside and outside of the Gate House.
- Process and manage work orders and update District Manager with project status and completion.
- Direct purchasing, receiving, storage, issuing and control of maintenance products, supplies, and equipment.
- Display flexibility in handling after-hours emergency calls.
- Any other duties assigned by the District Manager.



General Maintenance Technician

The company will provide the service of a part-time General Maintenance Technician for a minimum of twenty-five (25) hours per week onsite. The General Maintenance Technician shall report to the Field Services Manager. The GMT will be responsible for the following:

- Assist the Field Services Manager in managing vendor contracts relating to the amenity and community assets, as well as assisting in the development of standard operation policies and procedures.
- Provide first-class customer service to the residents and guests to maintain a safe and comfortable environment.
- Ensure facilities adhere to proper safety standards and cleaning procedures, but not limited to:
 - » General Maintenance: complete touch up painting, maintaining appearance of the community mailboxes.
 - » Pick up trash and remove all debris, unauthorized signs and broken items from CDD property.
 - » Pressure wash those District areas which are in need of a deep cleaning.
 - » Dog Parks: Inspect and ensure that all equipment is safe and in good working order, provide repairs as needed or contact Field Manager.
 - » Main Entrance & Parking Lot: Pick up litter, blow off debris.
 - » Perform minor repairs to the facilities as needed.
 - » Clean and sanitize clubhouse and amenities, as needed.
- Conduct inspection of the District to identify any maintenance and/or problem areas that need to be addressed.
- Mark dangerous areas such as holes, unstable trees, fallen electrical wires, etc. and immediately report them to appropriate authorities.
- Report trash and algae in the pond to the Field Services Manager.
- Note any illegal or unsafe activities within the CDD boundary and contact the property authorities.
- Generate reports as may be requested in addition to monthly status reports.
- Follow-up on Board identified concerns to review said areas and report back to the Board and Field Manager as necessary.
- Display flexibility in handling after-hours emergency calls.
- Any other duties assigned by the Field Services Manager.



HIDDEN CREEK CDD DEDICATED TEAM MEMBERS

Rizzetta & Company prides itself on the experience and dedication of its collective staff. When you engage Rizzetta, you have a combined group with hundreds of years of experience at your service. Our service includes a two-team District Manager approach and an after-hours answering service so your District has 24/7 coverage. If any escalation is needed, your assigned point of contact is Scott Brizendine, Vice President of Operations.



**Rachel M.
Welborn**

Lead District Manager

Rachel M. Welborn serves as a District Manager for Rizzetta & Company, working out of our Riverview office. She serves a portfolio of Community Development Districts located in Hillsborough and Manatee counties. Before her appointment, Rachel served as Community Association Manager for over fourteen years.

Before joining Rizzetta & Company, Mrs. Welborn worked as Community Association Manager at Communities of America and served as the Resident Services Manager at FishHawk Ranch for over six years. Through these roles, she has developed a skill set geared towards excellent customer service, strong relationships with stakeholders, and demonstrated a problem-solving mentality. Mrs. Welborn is a Licensed Community Association Manager & Certified Manager of Community Associations (CMCA).



**Matt
Huber**

2nd Chair & Director District Services

Matthew Huber is the Director of District Services, overseeing the management team in our Tampa Bay market, which includes offices in Tampa, Wesley Chapel, and Riverview. Before his appointment, Mr. Huber served as Regional District Manager since August 2020 and is currently responsible for managing six Community Development Districts.

Mr. Huber served as a District Manager in the Tampa office, overseeing a portfolio of Community Development Districts in Pasco, Hillsborough, and Manatee Counties.

Prior to that he served as a District Manager in the Wesley Chapel office. Mr. Huber started with Rizzetta & Company, Inc., in 2006 as a District Manager for our Fort Myers area clients in Lee and Collier County.



Prior to joining Rizzetta & Company, Inc., Mr. Huber worked as a Land Development Project Manager with DR Horton in the Fort Myers area. While working as a Land Development Manager, Mr. Huber gained valuable development knowledge that assists him in his management of his Districts. In addition to his development experience, Mr. Huber also has sat as CDD Board member, serving on two CDD Boards as an Assistant Secretary. Prior to working for DR Horton, Mr. Huber interned with the Board of County Commissioners Long Range Planning Department in Polk County. With his experiences working in this department, he has gained valuable insight into government practices.

Mr. Huber received his Degree in Business Administration from the University of South Florida in 2005. He is a Licensed Community Association Manager and Notary Public in the State of Florida.

AROUND THE REGION

We strive to provide exceptional and efficient service that meets our clientele's needs. The assigned District Manager is housed at our Riverview office.

Clients in the area

- Copperstone CDD
- Panther Trails CDD
- Willow Walk CDD
- Harbourage at Braden River CDD
- Covington Park CDD
- Reserve at Pradera CDD
- Cypress Creek of Hillsborough County CDD



IMMEDIATE SUPPORT FOR HIDDEN CREEK CDD

TEAM MEMBERS



**Scott
Brizendine**

Scott Brizendine is our Vice Present of Operations, Community Development Districts. His responsibilities include the oversight of all operations associated with Rizzetta's district services department including management, administration, accounting, financial and dissemination services. Most recently, Scott was the Manager of District Financial Services after serving 10 years as a District Manager and Associate Director, beginning his employment with Rizzetta in 2005. He has extensive experience managing special districts in Florida and Louisiana, as well as writing assessment methodology reports for 100+ bond issuances, processing assessment rolls and providing continuing disclosure services. He has served as an expert witness multiple times for litigation, district establishments, district boundary amendments and bond validation proceedings.

Prior to joining Rizzetta, Scott worked in the Finance Department of the Walt Disney Corporation and most recently he was employed as an Accountant for property management companies in Indianapolis as well as in Tampa.

Scott received a bachelor's degree in Finance from Florida State University. He is a licensed Community Association Manager and Notary Public. He is a member of the Florida Government Finance Officers Association, the Association of Florida Community Developers, and a graduate of Leadership Tampa Bay – Class of 2018. Scott has enjoyed volunteering his services to multiple charities including the Make a Wish Foundation, Metropolitan Ministries and The United Way.

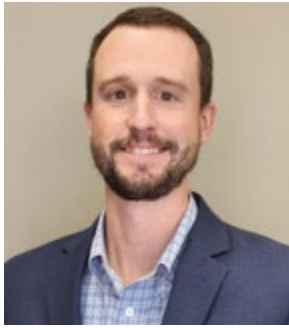


**Kayla
Connell**

Kayla Connell is part of the CDD management team having been with Rizzetta & Company since 2019 and manages the District Financial Services department where she and her staff are responsible for the preparation of tax rolls for the thousands of homeowners residing in Rizzetta managed Districts and the corresponding collection of the revenues from the various tax collection offices.

Additionally this department issues Estoppels for properties changing ownership, assists in individual District budget preparations and posts required disclosures to EMMA – the official source for municipal securities data and disclosure documents. She oversees the writing of assessment methodology reports for bond issuances, refundings and restructures; authoring Statement of Estimated Regulatory Costs reports for District establishment and boundary amendment petitions.

Kayla spends some of her spare time supporting Feeding Tampa Bay, Autism Speaks as well as as playing golf. Kayla received her Bachelor of Science in Finance from the University of Central Florida.



**Zack
Feell**

Zachary Feell is a Senior Financial Analyst for the Rizzetta & Company Corporate Team, responsible for Financial Planning & Analysis activities across all Rizzetta lines of business.

Over the course of his 2+ years at the company he has built various models to accurately forecast Rizzetta & Company Financials across CDD, HOA and Community Services; closely tracking client and expense activities, delivered to drive confident business decision making for Senior Management. Additional responsibilities include managing Real Estate loan activities, CDD payment verification controls and ad hoc Corporate Accounting projects.

Zachary spends his free time outdoors, as he enjoys traveling, hiking, and golfing. Zachary has worked in the Finance field for over 10 years and received his Bachelor of Science in Finance from Florida State University in 2011.



EXTENDED SUPPORT FOR HIDDEN CREEK CDD

TEAM MEMBERS



**William (Bill)
Rizzetta**

Bill Rizzetta is the founder and President of Rizzetta & Company and has been responsible for the overall operation of the firm for over 37 years. In that time, he participated in the establishment and management of over 150 Community Developments Districts in Florida which issued over \$3 billion in bonds in over 250 separate transactions and managed over 170 Homeowners Associations.

He received his B.S. from the U.S.F. College of Engineering and his M.B.A. from U.S.F. School of Business. He has been qualified as an expert witness and provided testimony in: bond validation hearings in circuit court; administrative hearings conducted by the State of Florida, local public hearings required for establishment of CDD's and the levy of special assessments and litigation regarding impact fee assessments.

He built Rizzetta on emphasizing the importance of giving back to the community and financially supports a variety of organizations including The Spring, Joshua House, Meals on Wheels, Athletes & Causes, Tampa Bay Heros and the Shriners. He previously served on the Board of Directors of the Tampa Lighthouse for the Blind and currently serves on the Board of Directors of the Jason Ackerman Foundation.



**Shawn
Wildermuth**

Shawn Wildermuth, our long-time Chief Financial Officer, is responsible for all financial aspects of the Rizzetta companies as well as oversees the financial reporting for our clients, including special taxing districts and community associations.

Mr. Wildermuth has over 35 years of finance and accounting experience with both public and private companies. He started his career in public accounting with Arthur Andersen in Chicago. During his career, he has gained experience in various industries, including real estate development, Professional Employer Organizations, direct marketing, and manufacturing. Prior to joining Rizzetta & Company, he held positions as Chief Financial Officer, Controller, Director of Treasury & Budget, and Director of Finance. His responsibilities included financial reporting, accounting, finance, treasury, payroll, human resources, and computer consulting.

Mr. Wildermuth received his bachelor's degree in Accountancy from the University of Illinois at Champaign-Urbana. He is a Registered **Certified Public Accountant** in the State of Illinois and a member of the American Institute of Certified Public Accountants.



**Lucianno
Mastrionni**

Luciano Mastrionni is Rizzetta & Company's Vice President of Corporate Services. Lucianno oversees and supports the company's strategic planning processes, development, operations leadership, talent expansion and retention, oversight, and growth. Lucianno also oversees the leadership team of the Community Services Division, comprised of the Amenity Services, Landscaping Inspection Services and Aquatics Services. Additionally, he oversees Rizzetta's Business Development, Marketing, Information Technology, and Human Resources Management teams. In these capacities, Lucianno oversees functions, focusing on planning, development, and delivery of all programs, and services.

Before joining our team, Lucianno served in hotel general management and asset management for hotel ownership companies including Hilton, Marriott, and IHG hotels, and worked in guest service operations management for The Walt Disney Company for over a decade. Most recently Lucianno served in corporate Hotel Management, overseeing new hotel builds, and Task Force General Management oversight, recovering distressed properties for an array of major hotel ownership companies across the United States. Lucianno holds his Bachelor of Science in Aeronautics from Embry Riddle Aeronautical University and maintains his Commercial Pilots License with numerous ratings and certifications.



**Taylor
Nielsen**

Taylor Nielsen is our Manager of Business Development for Rizzetta & Company and is responsible for development and execution of strategic initiatives aimed at growth and expansion. Prior to this role, Taylor served as a District Manager for accounts in the Hillsborough, Manatee and Pasco Counties.

Before joining the team at Rizzetta & Company, Taylor came from a background of Operations and Brand Management; with over 7 years of experience. During this time, Taylor was working in the tourism hotspot, Orlando, FL among top level management overseeing the largest rental car operation in the world, generating over 100 million in revenues per year.

Taylor received his B.A. from the University of Central Florida, is a licensed Community Association Manager, and licensed Real Estate Sales Associate in Florida.

OTHER

SERVICES

FOR YOUR CONVENIENCE



ASSOCIATION SERVICES

Rizzetta & Company provides services in association management along with a complete range of accounting and financial reporting services to each of the Associations we manage. These services include financial statement preparation, coordination of budgets, billing and collecting dues, accounts payable processing, compliance with state required filings, compliance with Association covenants and ongoing analysis and reporting of the Association's finances throughout the year. A summary of these services is shown below:

- **Accounts Payable:** Disburse payables as approved by the Association's board.
- **Assessment Collection:** Prepare invoices for annual association assessments, dues, fines, or other amounts due to the Association. Track collections and follow up with delinquent notices as needed.
- **Architectural Control:** Approve all exterior renovations, additions, or other modifications subject to architectural review.
- **Audits:** Provide all supporting schedules and accurate accounting records to ensure the efficient and timely completion of the audits or reviews performed annually.
- **Bank Accounts:** Maintain association bank accounts.
- **Budgeting:** Coordinate the preparation of the Association's annual maintenance budget as well as monitor disbursements and expense payments.
- **Community Inspections:** Perform regular inspections of properties to ensure compliance with deed restrictions. Prepare and send violation notices, as necessary.
- **Compliance:** Ensure the Association is compliant with governing documents and the Florida Statutes.
- **Emergency Services:** Coordinate emergency and after-hours services as necessary to minimize the disruption of normal Association activities.
- **Financial Statements:** Prepare monthly and annual financial statements.
- **Meeting Planning:** Prepare agendas, meeting materials and all other documents necessary for presentation at regular or special meetings.
- **Owner Information:** Maintain detailed owner information to ensure up-to-date owner information for each property for purposes of billing, violation notices or any other general correspondence.
- **Records Maintenance:** Maintain Association records and files and perform all other administrative functions necessary for efficient Association management.
- **Tax Preparation:** Coordinate the preparation and filing of federal income tax returns.
- **Title Company Correspondence:** Provide amounts of outstanding dues, assessments or liens and provide estoppel information to title companies for individual lot closings.



AMENITY SERVICES

Amenity Services provides professional onsite management services for amenity facilities in both Community Development Districts and Community Associations that can be customized to fit the needs of a community.

Amenity Services focuses on providing all the amenity staffing needs for a community through dedicated onsite staff designed to handle the day-to-day operational needs of any community so it may thrive at the highest level. A summary of these services is shown below:

- **Pre-Opening Services:** Pre-opening services consist of getting an amenity center ready, from concept to reality. Our dedicated group of professionals will handle everything needed to ensure a successful Grand Opening.
- **Onsite & Personnel Management:** Onsite management services include development of operating procedures and general community maintenance to maintain and improve efficiency. Personnel management services included the selection, supervision, evaluation, and ongoing training of staff.
- **Recreation Management:** Recreation management services provide management and oversight of all recreational assets including managing facility rental spaces.
- **Accountability & Communication:** Onsite staff will complete weekly or monthly reports regarding facility operations and accomplishments.
- **Community Newsletters:** Create informative community emails that are designed to promote activities and provide residents with important community updates.
- **Lifestyle & Events:** Plan and promote events to bring the community together to create memories by providing a variety of innovative programs, activities, and events for residents of all ages. Lifestyle activities for social, educational, instructional, wellness, and recreational programs can be customized for each community to maximize participation and enjoyment.
- **Owner Information:** Maintain detailed records to ensure up-to-date resident information for community amenity access purposes.
- **Maintenance Services:** Complete work orders, preventative maintenance procedures, and facility inspections to ensure all is in good working order. Provide client with proposals for various projects.
- **Facility Appearance:** Ensure all buildings, grounds, and amenities are kept in pristine condition to create a safe and welcoming environment for all residents.



LANDSCAPE INSPECTION SERVICES

We offer an extensive menu of professional field services for both Community Development Districts and Community Associations. Our field services management team is Green Industries Best Management Practices (GIBMP) certified in the state of Florida. A summary of these services is shown below:

- **Landscape Maintenance Inspections:** Perform grounds inspections, provide the Client with inspection report, notify maintenance contractor about deficiencies in service and obtain proposals for various landscape projects.
- **Landscape Turnover Inspections:** Attend landscape turnover meeting and participate in the inspection on behalf of the Client. Follow up report provided.
- **Landscape and Irrigation Specification Development:** Develop a customized set of standards and specifications based on the Client's needs and budget. Conduct the bidding process, review and prepare a bid tabulation document for the Client. Assist the Client with reviewing the bid tabulation and other pertinent information.
- **Landscape Design:** Landscape designer on staff available for landscape design, landscape enhancements and landscape design consultation in the communities and amenity facilities.
- **Master Task Project Plan for Mature Communities:** Develop a project plan specific to landscape replacement and enhancement for the common grounds and the amenity facility. Emphasis is on maturing landscape in the community and budgeting accordingly.
- **Community Asset Management Plan:** Perform a complete inventory of the Client's assets and provide an inventory report.



AQUATIC INSPECTION SERVICES

Our Aquatics Inspection division provides a layered testing and quality control systems, using the latest and most comprehensive industry standards. Each of our Aquatic Inspection Specialists is a certified Aquatic Weed Spray Technician in the state of Florida. Our team is committed to elevating the waterways in your community with detailed inspections, formal reporting, enhancement planning, and effective vendor communication strategies. A summary of these services is shown below:

- **Community Asset Management Plan:** Perform a complete inventory of the community aquatic assets and provide an inventory report to the board
- **Community Education:** Present teaching events to provide the latest research and developments in Aquatic Sciences and provide a knowledge base for the residents.
- **Aquatics Maintenance Inspections:** Perform visual waterway and body of water inspections, provide the board with an inspection report, notify maintenance contractor of deficiencies in service, and obtain proposals for aquatic projects.
- **Pond and Waterway Turnover Inspections:** Attend property turnover meetings that include waterways and participate in the inspection on behalf of the board. Provide a follow-up report regarding the turnover inspection.
- **Aquatics Specification Development:** Develop a request for proposal (RFP) document to include a customized set of standards and specifications based on the community needs and budget. Conduct the bidding process, review, and prepare a bid tabulation document for the board. Assist the board with reviewing the bid tabulation and other pertinent information.
- **Master Task Project Plan for Mature Communities:** Develop a project plan specific to long-term enhancements and maintenance for the community's waterways and bodies of water. Emphasis is on long-term health and efficiency of the waterflow systems in the community and efficient budgeting.



WHAT OUR CLIENTS

SAY ABOUT US...



“Rizzetta & Company is currently managing three Districts that they helped us create in the Jacksonville area. I don’t know of another management firm that has the continuity and stability of Rizzetta. I have dealt with Bill Rizzetta and Melissa Dobbins and I still do today. Professionalism and customer service have always been a hallmark of their organization.”

Bob Porter, Senior VP Land, D. R. Horton, Inc., Jacksonville



“Rizzetta’s staff have been amazing to work with, their depth of knowledge in the CDD world made a very difficult process almost painless. The Rizzetta team’s depth of experience in managing CDDs proved invaluable throughout the process. Every question or situation we presented was met with prior examples and knowledgeable guidance.”

***Andy Smith, Executive Vice President of Operations
at Freehold Companies***



“Rizzetta & Company has recently become the management for our Community Development District. Their positive impact within the community has been immediate. The responsiveness to issues and the professional manner in which they have been addressed has proven to be incomparable to previous management. We look forward to a relationship of many years with Rizzetta & Company.”

***Susie White, Chairperson, The Harbourage at
Braden River Community Development District***



CLIENT REFERENCES

Stephen Brown, Chairman

Covington Park CDD

E: sbrown@covingtonparkcdd.org

W: covingtonparkcdd.org

TJ Pyche – Chairman

Waterset North CDD

E: tpyche@watersetnorthcdd.org

tpyche@outlook.com

W: watersetnorthcdd.org

Debra Johnson – Vice Chair

Paseo CDD

E: seat2@paseocdd.org

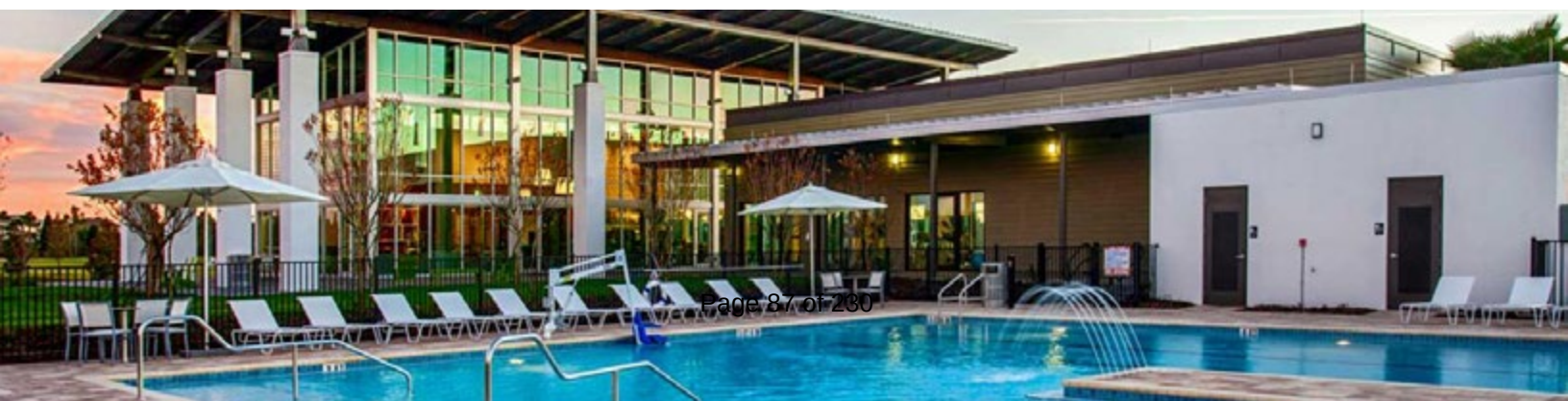
W: paseocdd.org

Stanley Haupt – Chair

The Verandahs CDD

E: shaupt.cdd@gmail.com

W: theverandahscdd.org





CUSTOMER

SATISFACTION

- Michael LeBoeuf

WE EXCEED

EXPECTATIONS

The single most important factor in being successful is customer satisfaction. We understand that **Hideen Creek CDD** has certain unique characteristics. While all have similarities, our success comes from our ability to understand the nuances of each client and adapt our services, as necessary. This approach generates the basis for long-term partnerships with clients we have represented for nearly twenty years. Our service is client-centric while ensuring the district is compliant with state statutes and fulfilling bond-holder obligations.



COMPANY INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
5/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: M.E. Wilson Company, LLC	
M.E. Wilson Company, LLC		PHONE (A/C, No, Ext): (813) 229-8021	FAX (A/C, No): (813) 229-2795
dba Waldorff Insurance & Bonding; dba Underwood Anderson Insurance		E-MAIL ADDRESS: certificates@mewilson.com	
300 West Platt Street			
Tampa, FL 33606			
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A: Old Republic Insurance Co.	24147
		INSURER B: Starstone Specialty Ins Co	44776
		INSURER C: Zurich American Ins Co	16535
		INSURER D: Federal Insurance Company	20281
		INSURER E: ACE American Insurance Company	22667
		INSURER F:	

COVERAGES	CERTIFICATE NUMBER: 208693	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			MWZY31662524	05-01-2025	05-01-2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 400,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			MWTB31662624	05-01-2025	05-01-2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
B	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DED ☒ RETENTION \$ 0			CSX00093460P02	05-01-2025	05-01-2026	☒ OCCUR ☐ CLAIMS-MADE EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	MWC31662424	05-01-2025	05-01-2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Employment Practices Liability			MPL871431701	05-01-2025	05-01-2026	Per Occurrence 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) 60 days notice of cancellation applies except non-payment of premium 10 days notice per policy terms & conditions.
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CERTIFICATE HOLDER For Information Purposes Only.	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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OUR COMMITMENT TO THE INDUSTRY

As a leader in District Management, we have a responsibility to be aware of industry-related developments and then sharing that knowledge with our clients and peers. We encourage continuing education for all staff and provide the resources needed to attend classes and conferences. Currently, Rizzetta holds memberships in the following professional organizations:

- Association of Florida Community Developers
- CFO Exchange Group
- Community Associations Institute
- Florida Association of Special District
- The Northeast Florida Builders Association
- Urban Land Institute, Tampa Bay
- Florida Government Finance Officers Association
- Florida Nursery, Growers & Landscape Association

GIVING BACK TO THE COMMUNITY



Rizzetta believes we have a responsibility to give back to the communities in which we operate. We have found the personal rewards of helping far exceeds any investments made.



BID FORM

QUESTIONNAIRE



1.6 Proposal Requirements

Each proposal must include the following responses to this request:

• **Company Overview**

- Legal name, principal office, and contact information.

-Included in our proposal.

- Office locations and total number of employees at each.

-Included in our proposal.

- Local address and telephone number.

-Included in our proposal.

- History of the company.

-Included in our proposal.

- Organization chart of company.

-Included in our proposal.

- Proof of applicable insurance.

-Included in our proposal.

- Length of time in business providing CDD services in Florida and ownership structure.

-Included in our proposal.

- Identification of key personnel, along with their Bio or resume with relevant certifications or license(s) of the key staff members assigned to the District.

-Included in our proposal.

- List of any outstanding litigation that would threaten the viability of the proposer or the performance of services.

-None

• **Approach, Methodology and Experience**

- Narrative describing the firm's philosophy and approach to CDD management.

-Included in our proposal.

- What technology platforms are used for accounting, document management, and resident communications?

-Included in our proposal.

- Discuss commitments you will make to staff continuity, including your staff turnover experience in the last three (3) years in comparable communities.

-In similar communities with on-site staffing, our employee turnover is extremely low. Most of our staff members have been with us for several years, developing strong bonds with the community members and a vested interest in the community itself. Our staff continuity remains strong because our team



members are competitively compensated, well supported by leadership and their colleagues, and given opportunities for ongoing training and career advancement.

- Describe how your team approaches transitioning a community from another provider to your services.
-We have a dedicated team member focused solely on transitioning our new clients. Kelly will oversee the entire process, ensuring a smooth transfer of files, coordinating among staff and leadership, and communicating with the Board. Our process has been refined over years of successful transitions for incoming clients.
- Describe your process for recruiting managers and staff for a community of our size.
-We are fortunate to have a dedicated talent acquisition team that reviews our staffing needs, creates suitable job descriptions and advertisements, and sources candidates both from our internal network and externally. This ensures that we attract the highest quality candidates for consideration.
- Describe your philosophy on the respective roles of the management company and the volunteer Board of Directors.
-The primary function of the Board is to make decisions on behalf of, and in the best interest of, the community at large. Your management partner should operate under the board's direction, manage all operational matters, and provide ongoing guidance and professional opinions to assist the board members in their decision-making.
- Describe your company's best practices for the development and management of the operating budget.
-Our best practices involve early planning, leveraging historical data, reviewing current vendor contracts, and making realistic future projections. It's essential to incorporate long-term capital and reserve planning to avoid special assessments or budget shortfalls. Additionally, maintaining clear communication with homeowners throughout the process is vital for building support and confidence.
- What percentage of your communities have met budget for the past three (3) years?
-I cannot provide a specific figure, but the vast majority stay on track for meeting their budgeting goals through collaborative efforts between the boards, their assigned manager, and our accounting teams. There are very few that amend budgets at the end of the year due to unforeseen circumstances, such as natural disasters or otherwise.
- What are your strategies for ensuring transparency, efficiency, and responsiveness?
-All of our communities prioritize transparency by adhering to the Sunshine Laws, using their websites to share documents with residents, and encouraging participation in meetings. Our managers employ several organizational tools to efficiently manage tasks and communications. To keep board members informed on progress, our District Managers are required to provide meeting summaries immediately after board meetings, complete with open action items, as well as periodic updates after tasks are completed. Responsiveness is ensured by assigning multiple personnel to each community, allowing residents to receive assistance on District matters. Additionally, each community has a secondary District Manager assigned as an extra resource and contingency plan in case the primary manager is unavailable due to unforeseen circumstances. Each District Manager receives support from a designated administrative professional and a Director.



- Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts.

-No barring/restrictions

- List the Proposer's total annual dollar value of district management completed for each of the last three (3) years, starting with the latest year and ending with the most current year.

-We do not provide this information, but in each of the last three years, we have provided District Management services to an excess of 120 Districts.

- Please provide the following information for each project that is similar to Hidden Creek CDD and that you are currently undertaking, or have undertaken, in the past five (5) years. (Attach additional sheets if necessary; if there are more than five projects that are responsive, please provide the information requested for the five most similar to the Hidden Creek CDD).

-Here are the 5 most recent additions to our firm's portfolio that are similar to Hidden Creek CDD.

- 1. Villages of Glen Creek CDD – transitioned in 2025 from KAI.*
- 2. Harbor Bay CDD – transitioned in 2025 from GMS.*
- 3. Cypress Creek CDD – transitioned in 2025 from GMS.*
- 4. Solterra CDD – transitioned in 2025 from Vesta.*
- 5. Lake St. Charles CDD – transitioned in 2025 from being self-managed.*

- Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated for cause from any district management and/or landscape maintenance management contract within the past three (3) years?

-Yes, see below:

2025 terminations:

None

2024 terminations:

- 1. Concord Station CDD - District Management Services: Board transitioned to new residents who elected to move several contracts from those whom the developer employed, including management.*
- 2. Eagle Pointe CDD - District Management Services: Board transitioned from developer to residents. The residents elected to move several contracts from those whom the developer employed, including management.*
- 3. Summer Woods CDD - Amenity Management Services: Board terminated our amenity contract; we only provided them one part-time employee at 15 hours/week, who was found no longer to be necessary.*
- 4. Riverwood Estates CDD - District Management Services: Board transitioned to builder from developer; builder moved the account to their preferred management partner.*
- 5. Palmetto Ridge CDD - District Management Services: Board transitioned to builder from developer, builder moved the account to their preferred management partner.*



6. *Southpointe of Manatee County CDD - District Management Services: Board transitioned to builder from developer, builder moved the account to their preferred management partner.*

7. *Bridgewater CDD - District Management Services: Board terminated because they felt there were too many assigned District Manager transitions.*

8. *Nature Walk CDD – Amenity Management Services: Board eliminated the maintenance position we were providing.*

2023 terminations:

1. *Heritage Harbor South CDD - District Management Services: A competitor company recruited our District Manager assigned to this account, and the client moved to that competitor upon our employee moving there.*

2. *Highlands CDD - District Management Services: A competitor company recruited our District Manager assigned to this account, and the client moved to that competitor upon our employee moving there.*

3. *Mira Lago West CDD - District Management Services: A competitor company recruited our District Manager assigned to this account, and the client moved to that competitor upon our employee moving there.*

4. *Diamond Hill CDD - District Management Services: This client left in 2023, and recently requested a proposal from us to provide services again.*

• What are your resident engagement strategies?

-The availability of opportunities can vary greatly depending on the community. Each community has its own unique characteristics, influenced by factors like size, available staff, and amenities. Generally, we prioritize communication and enhance it through technology, such as the Enumerate Engage platform. We also promote collaboration through the homeowners association, on-site staff, and community events, among other initiatives. Internally, we host frequent meetings with our events committee and onsite employees to share ideas and successes on these topics.

• For each such incident, please provide the following information (attach additional sheets as needed):

• Project Name/Location:

• Contact Name, Email and or Phone:

• Project Type/Description:

• Dollar Amount of Contract:

• Scope of Services for Project:

• Dates of Service:

• List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of



the action, the Proposer's role in the action, and the status and/or resolution of the action.

-None

- List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.

- We have not been named as the primary party in any litigation in the last 5 years; we have only been named secondary to clients we represent as their management company.

- Referring to a specific community(s), what Best Practices are now being implemented due to the suggestion of your company?

- In several large communities, such as the Town of Kindred CDD, Town of Kindred II CDD, Villasol CDD, and Heritage Isle at Viera CDD, where multiple projects compete for attention, we have implemented a project management process to help the board prioritize effectively. Items are presented only after all proposals have been gathered and the necessary research has been completed to facilitate an efficient decision-making process. Additionally, before each meeting, the District Manager collaborates closely with the Board Chairman to create an agenda that streamlines discussions and promotes productive meetings.

- Referring to a specific community(s), how have you guided Boards on how to address speeding and parking challenges?

- At Westridge CDD, we worked with the Board to establish clear Parking Rules and Procedures to enhance resident safety. The community consists of three distinct phases, each with unique needs. A no-street-parking policy was adopted, supported by an overflow parking system to accommodate residents during special events. Residents receive parking passes for overflow areas, managed jointly with the HOA. Designated overflow spaces are clearly marked throughout the community. Additionally, we recently completed a project to install 28 speed bumps across the CDD to further enhance safety.

WE BUILD

PARTNERSHIPS

THAT LAST



Rizzetta & Company

Professionals in Community Management

CORPORATE OFFICE

3434 Colwell Avenue, Suite 200, Tampa, FL 33614

888-208-5008 | rizzetta.com

Municipal Advisor Disclaimer : Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

EXHIBIT 6

AGENDA



StoneAnchor

A Proposal Presentation

The Hidden Creek Community Development District



October 27, 2025

Supervisor Karen Cassels
Assistant Secretary
Hidden Creek Community Development District

RE: Proposal to Serve as District Manager & Provide Filed Management Services

On behalf of Stone Anchor, LLC , we thank you for considering our proposal to provide District Management services to the Hidden Creek Community Development District. Stone Anchor is a professional limited liability company with a focused practice on serving Community Development Districts. We are excited about the possibility of collaborating and advancing a Public Private Partnership that will serve the needs of the residents of the Hidden Creek Community Development District.

This proposal presents our qualifications and expertise in the community development district arena.

The StoneAnchor Mission:

Advance the unique Vision of the Board of Supervisors, Ensure the Sustainability Of District Infrastructure, Maintain the Thrivability of Living Assets, Assure Economic and Budgetary Governance.

Our firm's leaders bring decades of practical experience in district management, field services, and finance and accounting. We leverage this expertise to deliver transparent, efficient and solution oriented service that is tailored to the specific needs of your district.

We look forward to presenting our proposal to the Board of Supervisors.

Sincerely,

Patricia Thibault

Patricia Thibault
Director - District Operations



The Hidden Creek Dedicated Professional Team

Though only recently founded in 2025, the professional management team brings together the most esteemed professionals in the industry, combining to an experience of over 100 years!!! Backed by decades of shared experience, we partner with your District to turn challenges into opportunities. Through active listening, strategic collaboration, and seasoned insight, we deliver innovative, solution-focused strategies that drive meaningful results

Patricia Thibault - Director of District Operations

Patricia is a dynamic and initiative driven professional with over 20 years of extensive expertise in District Management, accounting, and auditing. With a proven track record of overseeing complex management and financial operations, she consistently delivers efficient, transparent, and data-informed solutions that support organizational growth and fiscal integrity.

Her strong planning and organizational abilities enable her to manage District initiatives from concept to completion, ensuring alignment with District strategic goals and regulatory standards. Patricia's disciplined approach and ability to balance multiple priorities under pressure allow her to meet critical deadlines without compromising quality or accuracy.

As a certified leader and effective communicator, Patricia excels in translating complex financial data into actionable insights that drive sound decision-making at the District level. She is thoroughly versed in Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) principles and has held Certified Public Accountant (CPA) licenses in two states.

Patricia has had experience overseeing the daily operations of over 40 Districts and is well versed in Florida Statute Chapter 190. She understands that it is the residents of the District that provide the fiscal means for her to operate as the District Manager. Her commitment and dedication is to the residents of the District.

Steve Stafford - Field Operations Director

Steve Stafford has over 30 years of experience in the property management industry, overseeing both Homeowner Associations (HOAs) and Community Development Districts (CDDs). Throughout his career, Steve has successfully led teams of field staff and Community Association Managers (CAMs), ensuring operations run efficiently and residents receive top-tier service. Known for his meticulous attention to detail, he takes pride in securing fully scoped, competitive bids from vendors to ensure every project is executed with precision and value.



StoneAnchor

The Hidden Creek Dedicated Professional Team

John McKay – Finance & Assessments

John has over 30 years in the financial services industry. He advances a complete scope of district financial and assessment services ranging from district establishment to bond issuances to ongoing assessment revenue collections – which are critical to the success of district operations. He will prepare and issue estoppel letters for prepayments and closings, process, and record assessment prepayments, and perform regular true-up analysis for each bond issue. He will also provide the dissemination Agent Services for the District ; prepare and post quarterly and annual continuing disclosure reports as required by the bond issue. John has been qualified as an expert witness in bond validation hearings. Experience does matter and John is a well renowned leader in the CDD financial industry.

Austin Corings – Senior Accountant

Austin has over 8 years in the CDD industry – growing from a summer intern to senior accountant. The accounting business of a CDD is not easy, with fluctuating budgets and reporting responsibilities. He grasps complex issues and is at ease explaining the many aspects of a financial statement to the Board members and residents of a District. His daily focus is on financial reporting and compliance with a keen eye on cash management. Austin oversees the Districts audit process and ensures that all District audits are completed within the Florida Statute mandates. Good governance goes beyond compliance, and so does our experienced Government Services team with Austin as the team leader. It's about timely financial reporting, transparent communication and a dedicated commitment to the District.

Shima Pakzadian – Accounts Payable Manger

Shima is considered an expert with over 15 years of experience in accounts payable with a focused six years dedicated to CDD accounting. Shima holds two Masters degrees , an MBA as well as a Masters of Science in Accounting. As an expert in accounts payable, her role involves managing the District's financial obligations by processing, verifying, and reconciling invoices, making timely vendor payments, and maintaining accurate financial records to ensure cash flow, profitability, and compliance. Shima handles complex AP processes, resolves invoice discrepancies, and provides insights for financial planning which impact the district's financial stability and reputation. She takes pride in fostering positive relationships across departments and with external vendors, to ensure accurate financial accountability.

Dana Bryant – Professional Landscape Advisor

Dana has over 20 years in the landscape industry and provides expert consulting on critical irrigation and landscape matters that impact the District's living assets. Dana is comfortable in presenting the “real” of your landscape issues as an independent consultant on the Stone anchor team.



StoneAnchor

The Commitment

StoneAnchor commits to financial integrity. At StoneAnchor, we believe that trust is the foundation of every successful relationship. Our commitment to financial integrity guides every decision we make — ensuring transparency, accountability, and honesty in all our financial practices. We uphold the highest ethical standards, maintaining accurate records, complying fully with regulations, and safeguarding the interests of our clients, partners, and stakeholders. By prioritizing integrity, we aim to build lasting confidence in our brand and create sustainable value for everyone we serve; the residents and the Board of Supervisors. Key Deliverables include:

- ❖ Collaborating with the Board of Supervisors to create a unique and comprehensive Vision Plan, ensuring the District’s growth reflects and supports the goals and values of the Board.
- ❖ Developing a monthly financial dashboard that showcases the key financial metrics and insights unique to the District.
- ❖ Presenting monthly financial statements that incorporate variance expenditure analysis and detailed information on unfavorable variances
- ❖ Delivering budget presentations that are clear, relevant and meaningful for all members of the District - reflecting a fundamental accounting principle for all financial reporting
- ❖ Our audit promise. Deliver the audit in compliance with Florida Statute deadlines.
- ❖ Administer the assessment roll and coordinate with the County Tax Collector and Property Appraiser in compliance with State Statutes
- ❖ Bond dissemination. We prepare and deliver all necessary disclosures and reports for the the bondholders and trustees, ensuring full compliance with the master trust indenture and SEC Rule 15c2-12.

StoneAnchor commits to field service management. StoneAnchor understands that approximately 84% of the Hidden Creek CDD budget is driven by the physical environment needs of the District. Consequently, the District depends heavily on the effective governance and oversight of the field services team. Critical monitoring and reporting on both the infrastructure as well as the District living assets ensures long-term sustainability and growth. Key deliverables include:

- ❖ Conduct weekly property inspections for the Hidden Creek CDD This proactive governance approach identifies both immediate maintenance needs while also establishing a long-term plan to ensure sustainable upkeep. See Exhibit A for example reporting.
- ❖ Provide weekly maintenance task reporting to the Board to keep them informed of the District’s maintenance activities and impacts.
- ❖ Respond efficiently and effectively to maintenance concerns raised by residents and Board members.
- ❖ The solicitation of multiple vendor proposals advances due diligence and accountability to the Board. Cost comparing various vendor proposals and scope ensures the best value for the District budget and aids in the strategic prioritizing of projects.
- ❖ Collaborate with the part-time Hidden Creek general maintenance technician to align maintenance activities with the Board’s strategic vision.



StoneAnchor

The Commitment

StoneAnchor commits to resident support and communication. Resident concerns and observations should be acknowledged, documented and addressed promptly. The StoneAnchor Resident Resource Center is open seven days a week, from 7 a.m. to 7 p.m., providing residents with expedient access to District information. Additionally, a designated email address will be established for the District to ensure resident concerns are promptly documented and responses are tracked. This resident-centric approach demonstrates a commitment to listening to residents.

StoneAnchor commits to the delivery of excellence in District Management & Administrative Services. The District Manager will strategically align with the Board to ensure that every operational and maintenance decision support the District's long term vision and objectives. Thru the collaboration with maintenance and accounting professionals, the District Manager will develop an integrated plan that addresses the unique needs of the District and Board. Our innovative and integrated approach provides for proactive oversight while adapting effectively to the evolving conditions and needs of the District.

StoneAnchor commits to a seamless transition. The StoneAnchor team will begin implementing transition objectives upon contract award. We will work with your current management company to obtain a comprehensive list of vendors, ensuring swift communication with District resources. Additionally, StoneAnchor will conduct a thorough review of the District budget and past meeting minutes to ensure we are fully prepared for Day One of the contract.

A Detailed Scope of Services Can be Found in Exhibit B of this document.



Fee Schedule & Pricing Overview

	Current Budget	Total Annual Price Year 1 - 3
District Management Schedule of Pricing		
Management Consulting Services	\$ 30,500.00	\$ 45,000.00
Planning & Coordination Service	\$ 24,000.00	\$ -
Administrative Services	\$ 7,500.00	\$ 3,500.00
Finance & Assessments	\$ -	\$ 4,000.00
Website Development & Hosting	\$ 2,015.00	\$ 2,015.00
Dissemination Agent	\$ 8,000.00	\$ 8,000.00
Total	\$ 72,015.00	\$ 62,515.00
	Monthly Invoice Amount = \$5,209.58	
	Contract Savings: \$9,500 - 13%	

Option 1	Year 1 Hourly	Weekly Hours	Overhead Burden 20% **	Total Salary Burden - Annual
Field And Maintenance Management				
Full Time Field Services On Sight	\$ 33.65	40	\$ 13,998.40	\$ 83,990.40
Part Time Maintenance	\$ 25.00	25	\$ 6,000.00	\$ 36,000.00
Total				\$ 119,990.40
Note: The District currently has a budget of \$20,000 for Field & Amenity Management. Budget Deficit is \$99,990.40				
Monthly Invoice Amount = \$9,999.20				
Salaries for Field and Maintenance Management will Increase 3% Annually				
Option 2	Year 1 Hourly	Weekly Hours	Overhead Burden 20% **	Total Salary Burden - Annual
Field And Maintenance Management				
Part Time Field Services On Sight *	\$ 33.65	10	\$ 3,230.40	\$ 19,382.40
Part Time Maintenance	\$ 25.00	25	\$ 6,000.00	\$ 36,000.00
Total				\$ 55,382.40
*Pricing for 4 Monthly Visits , Reporting and Meeting Attendance				
Monthly Invoice Amount = \$4,615.20				
Note: The District currently has a budget of \$20,000 for Field & Amenity Management. Budget Deficit is \$35,382.40				
Salaries for Field and Maintenance Management will Increase 3% Annually				

** Labor burden includes Payroll Taxes such as FICA, FUTA, SUTA , Workmans Compensation Insurance, Training & Development, Payroll Administration , Cell Phone, etc.



StoneAnchor

Company Overview

- ❖ Legal Name: Stone Anchor LLC
- ❖ Principle Office: Lake Mary , FL
- ❖ Contact: Patricia Thibault 407-221-9153
- ❖ Number of Employees: 7
- ❖ History: Company Established April 2025
- ❖ Proof of Insurance will be presented at contract issuance
- ❖ Length of Time in Business Providing CDD Services: 7 Months
- ❖ Ownership Structure: Limited Liability Corporation
- ❖ Identification of Key Personnel: Included in Proposal
- ❖ Listing of any outstanding Litigation: None
- ❖ Note: Stone Anchor is not affiliated with, endorsed by, or a rebrand of any other company with a like or similar name

Approach, Methodology & Experience

- ❖ Narrative Describing Firms Philosophy & Approach - see proposal for mission statement and commitment statements
- ❖ Technology Platforms - One Drive for Document Management, Accounting Software is Enterprise, Resident Communication is Live Resident Resource Center
- ❖ The team that is presented in the proposal have worked together in excess of 3 years and remain committed to the new entity Stone Anchor. The District Manager position will not change out unless specifically requested by the Board of Supervisors
- ❖ Transitioning - see statement on transition in the proposal document
- ❖ Recruitment - the role of the District Manager will be held by Patricia Thibault. She will conduct interviews along with the Field Director to fill the open field and maintenance positions. The overall process: (a) Create precise job descriptions outlining key responsibilities, qualification and success metrics. (b) Ensure hiring priorities align with the vision and goals of the District. (c) Forecast budget impacts
- ❖ Philosophy of Management Company role to Board of Supervisors - the ultimate authority for financial oversight and policy direction lies with the Board. The management company oversees the day to day operations, for both finance and maintenance, of the District based on the vision and directives of the Board. The District Manager should provide transparent advice to the Board based on best practices. The management company serves as a liaison between the Board, the residents, the vendors and legal counsel.



StoneAnchor

Approach, Methodology & Experience

- ❖ Management of the Operating Budget - Create a transparent budget that is created for the user - the Board and the residents. Create metrics, pie charts, graphs and dashboards that enhance understanding. Collaborate with the Board to create a short term and long term vision board - all visions are now aligned. Re-align when necessary for unknown impacts. Walk the Board thru the financial statements on a monthly basis to ensure understanding of the financial position compared to the budget and identify any negative variance trends for discussion.
- ❖ Of all of the Districts managed, whether under StoneAnchor or another entity, all met budget requirements as this is mandated by Statute. In those cases whereby a District exceeded budget - a budget amendment was advanced by November 30 to ensure compliance. Example; Hurricane Milton impacts in November 2024 advanced expenditures in excess of budget and therefore a budget amendment is advanced. Understanding the needs of the District thru a vision setting session ensures the budget stays on track.
- ❖ Five Districts - Currently or Have Undertaken Similar in Size to Hidden Creek
 - Tampa Palms Community Development District
 - Highland Meadows Community Development District
 - Ballantrae Community Development District
 - Concord Station Community Development District
 - Long Lake Ranch Community Development District
- ❖ Strategies for ensuring transparency, efficiency and responsiveness, - see Proposal
- ❖ Resident Engagement Strategies - see Proposal
- ❖ Neither the Proposer nor any of its affiliates are barred or suspended from bidding or contracting on any state, local or federal contracts
- ❖ No government enforcement actions
- ❖ Proposer or principals have not been involved in any litigation
- ❖ Best Practices - FEMA reimbursement process and oversight to obtain almost \$200,000 in reimbursement - Tampa Palms CDD
- ❖ Speeding & Parking challenges face all community development Districts. Best practices require a collaboration of law enforcement, community education, engineering and resident buy in. Developing an overall campaign that incorporates these stakeholders will impact speeding, though never overnight.

EXHIBIT 7

AGENDA



Scope of Services

Administrative Services

- ❖ Attend and conduct all regular, special, and workshop meetings of the Board.
- ❖ Prepare and publish notices, agendas, and minutes in compliance with Chapters 190, F.S., and the Florida Government in the Sunshine Law (Chapter 286, F.S.).
- ❖ Review specifications and make recommendations for the meeting of insurance requirements of the District
- ❖ Maintain custody and control of all District records in compliance with Florida Public Records Law (Chapter 119, F.S.), ensuring timely responses to records requests.
- ❖ Coordinate with the Board of Supervisors, preparation of monthly and annual financial statements.
- ❖ Provide all required annual disclosure information to the local government in the County in which the District resides
- ❖ Provide Oath of Office and Notary Public for all newly elected members of the Board of Supervisors.
- ❖ Provide coordination among the District's legal, engineering, and other professional consultants.
- ❖ Provide coordination and information for Board of Supervisors Election Process, as it relates to landowner elections.
- ❖ Assist with Board training and compliance with statutory obligations.
- ❖ District Manager will perform all required Recording Secretary Functions.
- ❖ Record and transcribe meeting minutes for all meetings of the Board of Supervisors including regular meetings, special meetings, workshops and public hearing(s)
- ❖ Prepare and advertise all notices of meetings in an authorized newspaper of circulation in the County in which the District is located.
- ❖ Respond to residents and title company inquiries promptly.
- ❖ Attend workshop(s) and public hearing(s) and be available to answer questions by the Board and the public. The Manager will attend 13 monthly Board meetings and up to five budget workshops. The budget workshops will be scheduled immediately, preceding a regularly scheduled monthly Board meeting so as to limit the necessity of travel.
- ❖ Additional duties as directed by the Board.



Scope of Services

Financial and Assessment Services

- ❖ Preparation of monthly and annual financial statements.
- ❖ Provide monthly financial reports to the Board.
- ❖ Prepare annual operating and debt service budgets.
- ❖ Maintain accounting records in compliance with GAAP and the Florida Uniform Accounting System.
- ❖ Process payables and receivables.
- ❖ Coordinate annual independent audit pursuant to Section 218.39, F.S., and the requirements of the Florida Auditor General.
- ❖ Administer the assessment roll and coordinate with County Tax Collector and Property Appraiser.
- ❖ Tabulate and report voter roll in compliance with Florida Statutes.
- ❖ Coordination with the County Tax Collector and Property Appraiser regarding levy and collection of assessments.
- ❖ Maintain assessment records.
- ❖ Prepare required Investment Policies and Procedures pursuant to Chapter 218, Florida Statutes.
- ❖ Preparation of Annual Financial Report for Units of Local Government and distribution to the State Comptroller.
- ❖ In-house coordination of non-ad valorem assessment levy, imposition, noticing and collection and miscellaneous receivables as required by Chapters 170, 190 and 197, Florida Statutes.
- ❖ Preparation of Public Depositor's Report and distribution to State Treasurer. Coordination and distribution of Annual Public Facilities Report to appropriate agencies.

Operational Services and Support

- ❖ Oversee vendors and contractors engaged in maintaining District-owned improvements, including stormwater systems, landscaping, aquatics and gate maintenance.
- ❖ Conduct periodic inspections of District facilities and report conditions to the Board.
- ❖ Assist the Board in soliciting and evaluating proposals for contracted services for the procurement of goods and services, including creating RFPs and contracting.
- ❖ Coordination of maintenance requests and resident concerns.
- ❖ Maintain a system for tracking resident concerns, service requests, and operational issues.
- ❖ Monitor and maintain entry access database, equipment, and gate cards. Maintaining a database will only include keeping the database up to date, there will be no requirement on the Manager to maintain the equipment associated with the system.
- ❖ Compile, consolidate and maintain adopted rules, procedures, contracts, and other documents of the District.



Scope of Services

Field Services Manager

- ❖ Shall provide professional management services, which include, but are not limited to:
- ❖ Property Inspections: the Field Manager will conduct a daily/weekly inspection to identify any maintenance and/or or problem areas that need to be addressed.
- ❖ The Manager will provide a weekly report to the Board on the inspections and make recommendations on corrective actions that need to be taken.
- ❖ Respond to concerns or complaints regarding District's areas of responsibilities.
- ❖ Provide a monthly review of the community. The Field Manager review will be included in the monthly regular meeting status report.
- ❖ Natural disaster inspections.
- ❖ Follow-up on Board identified concerns such as wildlife issues and exotic plant intrusion. This requirement will not include the need for the District Manager to possess any special knowledge of wildlife and/or exotic plants. Only to review said areas for such issues and report back to the Board.
- ❖ Check preserves for invasive plants and inspects all ponds bi-weekly. The Manager will inspect District ponds bi-weekly; however, the Manager is not required to possess any special knowledge of invasive plants, only document what is present in the ponds and report back.
- ❖ Inspecting stormwater drainage systems. The Manager will inspect and report back to the Board, any proposed solutions and/or corrective actions will have to be provided by the District Engineer.
- ❖ Inspection and maintenance of the inside and outside of the Gate House.
- ❖ Inspection and maintenance of the District's sidewalks, gates, security camera system. All maintenance activities related to the sidewalks, gates and other systems and facilities. Maintenance required for the camera system will be provided by the vendor contracted to provide these services.
- ❖ Soliciting vendor proposals for maintenance work. Oversight of vendor maintenance projects.
- ❖ Onsite Field Services management shall take place for a minimum of forty hours per week



Scope of Services

General Maintenance Technician (GMT)

- ❖ Shall provide professional management services, which include, but are not limited to:
- ❖ GMT must possess the skills to identify which CDD systems and facilities need remediation and what the priority of the maintenance should be (i.e., how urgent the problem is).
- ❖ The GMT must also be able to communicate effectively with both his/her supervisor(s) as well as with the Board of Supervisors at Hidden Creek CDD and deal with problems within the scope of their responsibility.
- ❖ Adhere to CDD rules, procedures, and regulations.
- ❖ Perform weekly inspections of all CDD property based on official maps.
- ❖ Mark dangerous areas such as holes, unstable trees, fallen electrical wires, etc. and immediately report them to appropriate authorities.
- ❖ Report trash and algae in the pond to the Field Services Manager.
- ❖ Pick up trash and remove unauthorized signs within the boundary of the CDD.
- ❖ Note any illegal or unsafe activities within the CDD boundary and contact the property authorities.
- ❖ Generate reports as may be requested in addition to monthly status reports.
- ❖ Follow-up on Board identified concerns to review said areas and report back to the Board and Field Manager as necessary.
- ❖ The GMT will conduct a daily inspection of the District to identify any maintenance and/or problem areas that need to be addressed.
- ❖ Make minor repairs as necessary; minor repairs will be conducted as necessary.
- ❖ The GMT should pressure wash those District areas which are in need of a deep cleaning.
- ❖ The GMT shall complete touch up painting, maintaining appearance of the community mailboxes.
- ❖ The GMT will inspect both large and small dog parks and ensure that all equipment is safe and in good working order, provide repairs as needed or contact Field Manager.
- ❖ Removal all debris, unauthorized signs and broken items from CDD property.
- ❖ GMT will be on-site for a minimum of 25 hours per week.
- ❖ Their hours may be adjusted by the Board as needed.

Compliance

- ❖ Ensure compliance with applicable Florida Statutes, District policies, administrative rules, and reporting obligations.
- ❖ Assist with public records requests, rulemaking, and policy implementation.
- ❖ Assist with preparation and filing of required state and local government reports, including annual financial reports, budgets, and disclosures.
- ❖ Provide guidance and support in the development or amendment of District rules, policies, and procedures.



Scope of Services

Technology and Website

- ❖ Statutory Compliance
- ❖ Official CDD Name and Contact Information
- ❖ Supervisors List and Management Company and Staff
- ❖ Adopted Budget(s) and Audited Financial Reports
- ❖ Meeting Information, Meeting Streaming and Video Archive
- ❖ Rules, Policies & Resolutions
- ❖ Public Records Contact

ADA Compliance

- ❖ Newsletters, Project Updates and Alerts Section
- ❖ Document Library, Search Functionality and Data Retention
- ❖ Hosting Security, Backups, and Content Management System (CMS)
- ❖ Role-Based Access
- ❖ Cybersecurity Policy and SSL Certificate Renewal

Records & Public Access

- ❖ Manager shall comply with Florida's Public Records Law, Chapter 119, F.S.
- ❖ All District records created, received, or maintained by Manager are public records and shall remain property of the District.
- ❖ Records shall be made available upon request in accordance with statutory timelines.

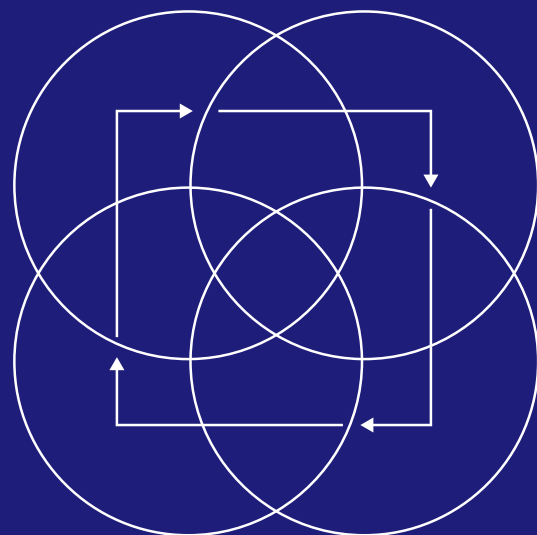
Special Assessment Services

- ❖ Company must demonstrate the ability to process all aspects of the levy, imposition, noticing, and collection of non-ad valorem special assessments in compliance with Chapters 170, 190 and 197 in-house. The District Manager will perform all required non ad valorem special assessment noticing functions of the District in compliance with 197.3632, Florida Statutes and other applicable law

EXHIBIT 8

AGENDA

SAMPLE CDD Field Service Report



July 2025

Landscaping Services Evaluation



01 Mulch

Mulch replenished in community. In better shape, some areas around the Amenity can use touchups. Should not need to refresh until around holidays for further touchups

02 Routine Maintenance

Mowing was completed for this week. All areas were hit. A few ponds were skipped to let over grow naturally seed the banks. Detail team is scheduled to be back first of the month

03 Annuals

Annuals being replaced throughout entrances. Final monuments on schedule to be completed this next week. Everything installed to standards so far

04 Irrigation

Several irrigation fixes this month. Had a main line break off the main road. Needed to make a pump repair to well #2 by the Amenity. Other routine broken heads and a couple of valve replacements



Aquatic Service Evaluation



01 Algae

Pond 22 has algae present. Scheduled for service to spray, process will be a couple of weeks long and visually will begin to see the algae brown as it decays

02 Fountains/Aerators

All fountains are operational in community



03 Erosion

Engineer is receiving bids for proper repair to erosion on Pond 10

04 Overflows

Drain overflows have been inspected prior to Hurricane Season starting and we are in good standing. All are clear and operating as they should



Monument Evaluation



01 Pressure Cleaning

Pressure cleaning done a couple of weeks ago. Will continue to monitor and next expected cleaning will be mid-late October

02 Electrical

All lights are operational. We are programming the new light colors in preparation for the fall and holiday season



03 Structure Repair

Structure hit by a vehicle has been repaired in house by maintenance, saving the District costs from outside vendors

04 Paint

Paint touch ups have been completed following the pressure cleaning



Maintenance Team Repair Status



01 Street Signs

Stop sign and post replaced from damage when vehicle hit it. Straightened out street signs in the first Phase of the community as well

02 Water Fountain

New water fountain was installed at the park area. Old one was removed and disposed of.



03 Curbing

Repainting the yellow curbing in medians and at the Amenity has started, and will be completed in the next couple of weeks

04 Electrical

Maintenance team replaced the fans in the gym, and replaced photocells for landscape lighting this month



EXHIBIT 9

AGENDA

Proposal for District Management Services

Hidden Creek Community Development District



Vesta District Services

Your Community, Our Commitment

250 International Pkwy #208
Lake Mary, FL 32746
(321) 263-0132
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Leadership and Support	8	Insurance Certificates	40





FLORIDA'S COMMUNITY MANAGEMENT SPECIALIST

A 30-YEAR TRACK RECORD WORTHY OF YOUR TRUST



**CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995 - 2025**

October 27, 2025

Re: Hidden Creek Community Development District – Proposal for District Management

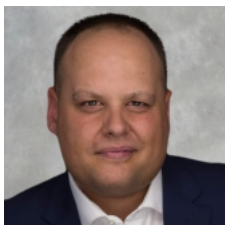
Dear Board of Supervisors,

On behalf of Vesta Property Services, Inc., it is my pleasure to submit the following proposal for District Management-related Services for your Community Development District. Our submission outlines our company's qualifications and capabilities, in hopeful anticipation of providing these important services to the Board and Residents of your District.

Vesta is well versed in navigating the transition of management companies for large districts and understands the initial commitment that is critical. We also have provided amenity and field support during previous transitions with other districts and are also well versed in the challenges and requirements for those critical services. Our team is excited about the opportunity and motivated to start immediately if needed with professionals you can trust.

Vesta's proposal includes the services of our talented and experienced District Manager, Heath Beckett, overseen and supported by our local Regional Director of District Services, Kyle Darin (see Bios on Page 8 & 9). You will also have the assistance of our uniquely qualified financial, accounting, and administrative leadership-and-support teams to resolve any immediate issues and to forward-plan for the benefit of the residents of the District.

Thank you for your consideration of our proposal. We very much look forward to the opportunity to serve the community and work with the District, the Board of Supervisors, and other District Staff. Should you have any questions or require additional information, please feel free to contact me directly at (321) 263-0132 x 742 or email kdarin@vestapropertyservices.com.



Most respectfully,

Kyle Darin
District Services Regional Director
250 International Pkwy #208
Lake Mary, Florida 32746
(321) 263-0132 x742



ABOUT US

Founded in 1995 and headquartered in Jacksonville, Florida, Vesta's success has been driven by three key factors :

- **Our commitment** to meeting our clients' needs, first and foremost.
- **Our Culture** is our "secret sauce" and allows us to source and hire the best associates in the industry.
- The close **Teamwork** between our (1) Senior Management team, (2) Shared Services associates both in our corporate headquarters and part of our close regional support, and (3) industry's best-in-class Frontline Managers and their teammates in a variety of operational disciplines.



MISSION & VALUES

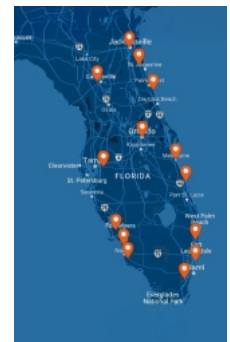
Vesta's Mission is to provide communities with exceptional associates delivering unparalleled management and lifestyle services. To that end, we ensure outstanding support for our clients & associates.

Our Three Core Values are:

- **Be Accountable**
- **Act Respectfully**
- **Serve Honorably**

OUR REACH

We have fifteen (15) fully-staffed offices based throughout Florida. Vesta successfully provides a wide-ranging suite of professional community management services from Amelia Island to Miami and almost every city in between.



OUR STORY: COMPANY OVERVIEW, TIMELINE & MILESTONES

Originally incorporated as Point Management in 1973, Vesta Property Services, Inc. provides financing, management, and ancillary services to developers of planned-unit communities and resident associations in connection with clubhouses, golf courses, amenity and infrastructure facilities, and commercial real estate, as well as Special District and governmental agency management. Below is a timeline featuring some key milestones that have marked our journey:

1995 	THE LAUNCH OF VESTA PROPERTY SERVICES, INC. In Jacksonville, Florida, Frank Surface's trailblazing vision launches Vesta Property Services to be a single source for: (1) affordable and flexible financing, (2) expert community management services, and (3) creative and thriving lifestyle services – all under one umbrella, consistently improving and growing, and propelled by a best-in-class Senior Leadership Team.
2011 	AMENITIES LEADERSHIP Vesta acquires Florida's leading, statewide provider of amenities management services – Amenity Services Group, Inc. – specializing in serving the vital operations, maintenance, and lifestyle needs of Community Development Districts since 1997.
2020 	DISTRICT SERVICES / STATEWIDE OFFICES Vesta brought our vision of becoming a premier full-service community management company to life by acquiring DPGF Management & Consulting, LLC – a specialist in district management and financing – in 2020.
Present 	GROWTH Vesta now has 15 offices throughout Florida, manages over 600 communities and special districts, and employs 1,200 associates for our clientele.



■ We work so our residents can love where they live, in every community, every single day. ■

LEADERSHIP TEAM



TOP
WORK
PLACES

Heath Beckett Proposed District Manager

Heath Beckett is the District Manager overseeing the Tampa and Orlando markets. He joined Vesta Property Services three months ago, bringing over 23 years of experience in the hotel and hospitality industry. Heath has held various leadership roles throughout his career, quickly rising through the ranks to become a General Manager at Hilton and, most recently, at Marriott properties.

With a strong background in operations and a passion for delivering exceptional customer experiences, Heath's expertise aligns seamlessly with the community management industry. His hands-on approach and dedication to service excellence make him a valuable asset to the Vesta team.

Heath holds a degree in Data Communications from Cincinnati State College. His combination of technical knowledge and hospitality experience allows him to bring a unique perspective to his role, ensuring communities receive top-tier service and operational efficiency.



TOP
WORK
PLACES

Barry Jeskewich Backup District Manager

Operations, Service, Leadership, and Problem-Solving are key passions of Barry, who forecasts, identifies efficiencies, and coordinate teams to deliver results. Barry has garnered national exposure for multiple professional achievements; the transfer of land ownership from the Indiana Department of Natural Resource decommissioned Avoca Fish Hatchery to the Marshal Township residents, crowdfunding the development of mixed-use public greenspace for the City of Bedford, and the importance of summer camps for development in the lives of our youth.

Barry earned a bachelor's degree in Parks, Recreation, and Leisure Management from Purdue University, is a Licensed Community Association Manager, and a graduate of both the NRPA Directors School and the School of Park Foundations. He has participated in a number of think tank workshops, Podcasts, and mentoring programs.

Before joining Vesta, Barry was the onsite Director of Operations for a large (2,000+ homes) master planned community and CDD in St. Augustine, Florida called Shearwater.

LEADERSHIP TEAM



TOP
WORK
PLACES

Kyle Darin Regional Director, District Services

Kyle has been with Vesta Property Services since 2021, first serving as our onsite General Manager at MiraBay (Harbor Bay CDD) in Apollo Beach. Prior to Vesta, Kyle held executive leadership roles in world-class hotels and resorts in Tampa, Boca Raton, Las Vegas, and Orlando. Kyle specializes in operations and process management, having led several optimization and efficiency initiatives during his operational career at locations such as the Boca Raton Resort & Club (a Waldorf Astoria Resort), The Hilton and Waldorf Astoria Bonnet Creek, and The Venetian | The Palazzo Las Vegas.

With over 15 years of leadership experience, Kyle has managed budgets in excess of \$100M, teams as large as 4,000 associates, oversaw and managed several capital projects, hotel and community clubhouse renovations and rebranding, and brings with him a passion for service excellence, employee training, and effective management of staff. In his role as District Manager, Kyle is able to provide valuable counsel to boards, sharp insight during the budget process, professional and effective communication, and skilled leadership and management of vendors and fellow staff. Kyle prides himself on building, maintaining, and improving relationships across all industries, and is able to leverage those relationships to the benefit of his clients.



TOP
WORK
PLACES

Scott Smith Vice President, District Services

Scott Smith brings over 17 years of experience serving special districts and communities across Florida. He joined Vesta in 2020 and was promoted to Vice President of District Services in 2022, where he leads and supports the District Services team statewide.

Before joining Vesta, Scott spent 12 years with a Tampa-based district management firm, serving in roles including District Manager, Onsite Amenity Manager, and Association Manager. His background also includes management roles in the hospitality industry with Universal Studios and The Florida Aquarium.

Scott is actively involved in several industry associations and is a proud graduate of the Leadership Tampa Bay Class of 2020.

LEADERSHIP TEAM



Michael Bush
Field Service Manager

Michael is a dedicated Field Manager with over 15 years of experience in the property management industry. Throughout his career, he has developed a strong passion for creating outstanding living environments and building lasting relationships with both residents and property owners.

Michael has overseen a diverse portfolio of properties, including multi-family residential units and commercial spaces. These experiences have deepened his understanding of the unique challenges and opportunities that each property type presents. He believes that effective property management extends beyond maintaining buildings—it's about enhancing the quality of life for residents while maximizing value for property owners.

In his role as Field Manager, Michael has successfully led teams across multiple locations, implementing industry best practices and fostering a culture of collaboration. Known for his strong communication skills and supportive leadership style, he takes pride in mentoring his team and helping them grow professionally. His commitment to excellence and team development consistently leads to high resident satisfaction and strong operational outcomes.



Everyone is professional, courteous and follow through with everything they do! You can tell they care, No complaints!!

Patrick (Tampa, FL)



Logan Muether
Senior Financial Analyst

Logan Muether is Vesta District Services Senior Financial Analyst with experience relating to special district formation, implementation, financing and management. He has been working with DPFV/Vesta since 2019 and became the Senior Financial Analyst in 2021. Logans primary responsibilities include management and applications of special assessment bonds and methodologies, strategic financial planning, and financial analysis for clients.

As Senior Financial Analyst of our District Management Services Division, Logan develops and prepares the annual budgets and administers all annual assessment rolls for Vesta District Services. During his tenure, Logan has developed budgets totaling over \$200M in special assessments on behalf of the special districts. Logan holds a Bachelor's of Science in Business Administration with a focus in finance from Florida Southern College.

LEADERSHIP TEAM



TOP
WORK
PLACES

Johanna "Skye" Lee
Controller – District Services

Skye Lee has 17 years in accounting and financial services. Before joining the Vesta Corporate Accounting team in 2020, Skye was responsible for overseeing the accounting in over 200 properties in the residential and commercial industry, as well as serving as a Development Analyst. She specialized in auditing, acquisition and disposition underwriting, due diligence, and construction accounting.

As Controller for our District Management Services Division, Skye oversees our staff accounting team members who are responsible for budgeting and forecasting and financial statement accounting as well as construction accounting. She oversees Accounts Payable, Accounts Receivable and our Payroll Services.



Patricia Kerr
Account Manager

Ms. Kehr has 27 years of Governmental accounting experience, ranging from the Federal Government to Municipalities to Community Development Districts. Before joining Vesta, she worked for the Dept. of Defense, the Dept. of Justice, and a County in Florida.

Her responsibilities have included handling several major funds and the fixed assets on behalf of a large municipality. She conducted annual fixed asset training and annual Disaster Assessment training. Ms. Kehr was part of the accounting team that prepared the Comprehensive Annual Financial Report for the County for eleven years.

Ms. Kehr is well-versed in GAAP and GASB Standards, FEMA accounting requirements, financial analysis and reporting, and GL reconciliation.



Jacquelyn Leger
Senior Administrator

Ms. Leger is responsible for managing our Special Districts Administration Department. She oversees all the administrative responsibilities including the departments records management procedures and implementation guidelines through the State of Florida, Division of Library and Information Services and Bureau of Archives and Records Management.

CORPORATE LEADERSHIP TEAM



TOP
WORK
PLACES

David Surface
Chief Executive Officer

David has been the CEO of Vesta since 2020, overseeing the company's executive team and day-to-day operations. During the past decade, he has been significantly responsible for Vesta's strong growth by spearheading our mergers-and-acquisitions and strategic partnerships. As a result, Vesta has tripled in size during this period and achieved widespread recognition as a leading, full-service property management company in Florida.

His career experience includes all aspects of real estate, both commercial as well as residential. Prior to joining Vesta, David was managing partner for a real estate finance, management, and brokerage company serving institutional clients



TOP
WORK
PLACES

Daniel Armstrong
Chief Financial Officer

Dan oversees the financial and administrative functions of Vesta's corporate entity. His career has included the performance and oversight of accounting, administrative services, and financial reporting for a range of entities, from large corporations following SEC requirements, to not-for-profit associations, clubs and trusts which serve many of our clients, and special-purpose entities that provide financing for purchasing related association facilities.

Dan started as a Florida CPA at Deloitte & Touche in 1993, specializing in the audits of publicly traded and real estate clients. He joined Vesta as Controller in 2001.



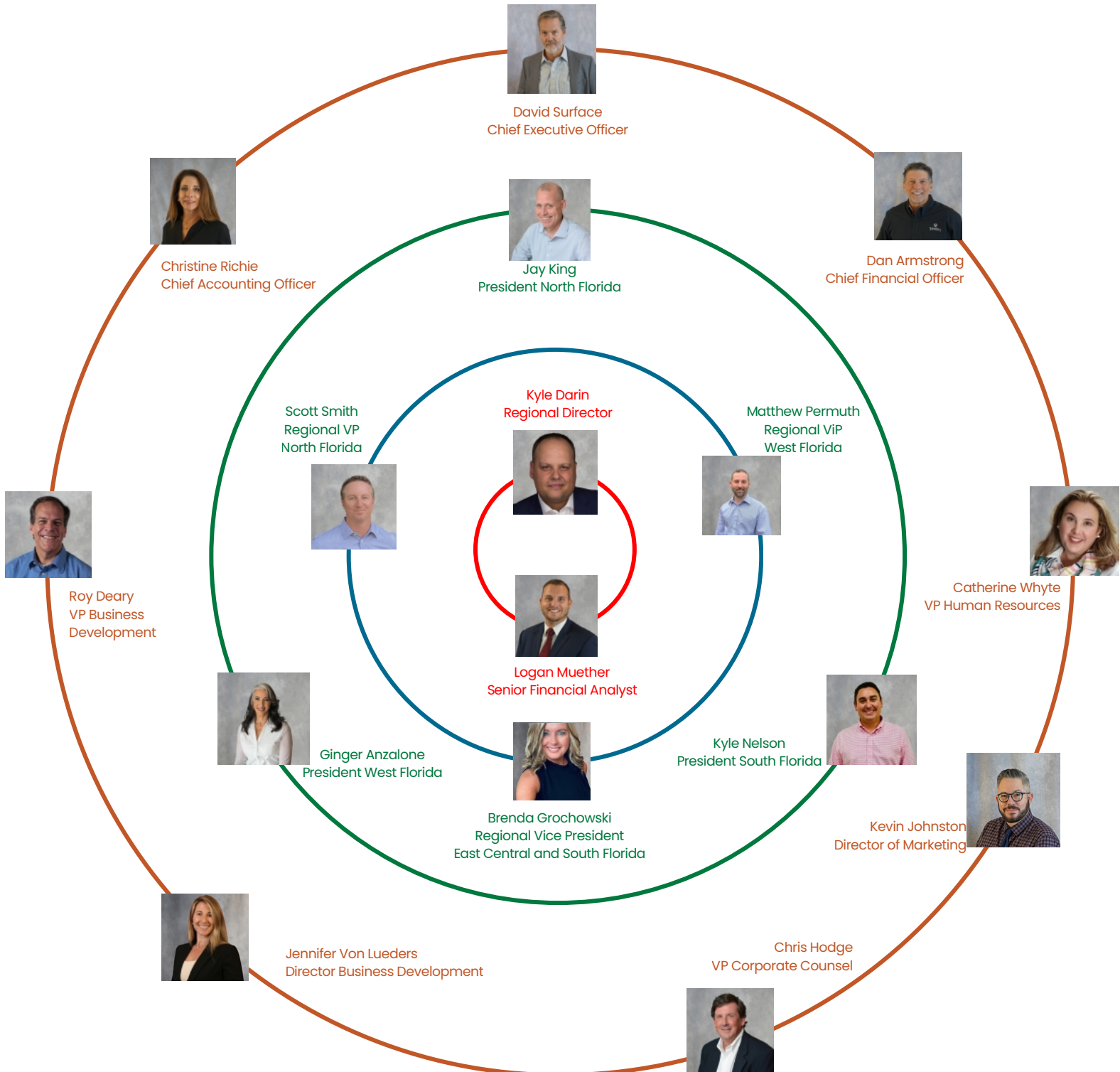
TOP
WORK
PLACES

Chrissy Richie
Chief Accounting Officer

Christine was appointed Corporate Controller for Vesta Property Services in June 2013, overseeing accounting and human resources functions. She previously served as CFO for a multimillion-dollar healthcare provider operating in 14 states. With over 25 years of leadership experience, Christine has built financial infrastructure for multiple start-ups, including accounting systems, compliance, risk management, employee benefits, and organizational development.

DISTRICT MANAGEMENT ORGANIZATIONAL CHART

Corporate Support Team DM Support Team On-Site Team



QUALIFICATIONS AND EXPERTISE

The following outlines Vesta's specific experience, qualifications, and duties related to general District Management services.

- M | Meetings, Hearings, Workshops, Capital Planning**
- Plan, Organize, Lead, and Facilitate/Conduct all Meetings, Workshops and Public Hearings.
 - Supervisor Orientations, Training and Serving as a Trusted Advisor.
 - Lead Boards in Executive Goal Setting for the District.
 - Bond Refinancing, Assessment Methodology, Establishments.

- C | Capital Planning**
- We offer Strategic long-term Capital Planning, using reserve studies and financial outlook analysis modeling.
 - Executive level experience in all aspects of long-term infrastructure budget management.

- R | Records**
- We maintain a robust, highly organized filing system when it comes to District records. Everything from communications to meeting minutes, invoices and check registers are archived and maintained by our professional team of Administrators.
 - Like our Accounting team, our Administrators are readily available to assist with any document or record required by Supervisors, and to respond to Public Records requests of the District. The administrator will be proficient in providing requested information quickly.

- D | District Operations**
- Plan, organize and lead in the operational oversight of CDDs with operations and capital budgets in excess of \$25 million.
 - Oversee performance of Amenity and Field Operations personnel, vendors, and District contracts.
 - Experienced District Managers with prominent level of Facilities Operations knowledge in public works, infrastructure improvements including, storm water systems, roads, and bridges and highly amenitized facilities.

- A | Accounting & Reporting, Audits, Budgeting, Administration, Assessments & Revenue Collection**
- Accounting administration of combined operational and debt service budgets in excess of \$41.3 million.
 - Placing special assessments on County tax bill, and/or collect directly, for 21,487 parcels throughout 10 counties in Florida.
 - Provided construction accounting for capital improvement programs in excess of \$80 million.
 - Assessment consultant on 55 CDD bond issuances; issuing, refunding, or restructuring debt in excess of \$450 million.

COMMUNICATION PLATFORM

Enhanced Digital Connection Through Enumerate Engage

Utilizing the latest technology, we partner with [Enumerate Engage®](#) – a premier communication and productivity platform for boards, committees, and residents. Easy to use and maintain, Enumerate Engage® empowers your community to distribute information, educate residents, and support engagement seamlessly.

Our online services help you efficiently and economically:

- Target and send group emails
- Collect and manage resident information
- Support resident services and access to information
- Provide education on procedures and rules

Your community website and mobile applications ensure residents and stakeholders experience the highest level of service, convenience, savings, and management efficiency.

Online Forms:

Bring our management office online for convenience and "an office that never closes."

Board Member Access:

Board Members can access all financial reports, maintenance reports, homeowner accounts, violation history and all other community information.

Online Resource Center:

Offers a secure, easy-to-organize, centralized location for important documents such as covenants and bylaws, board and committee meeting minutes and newsletters. Association information is in one place – online and available 24 hours a day, 7 days a week.

Messenger Service:

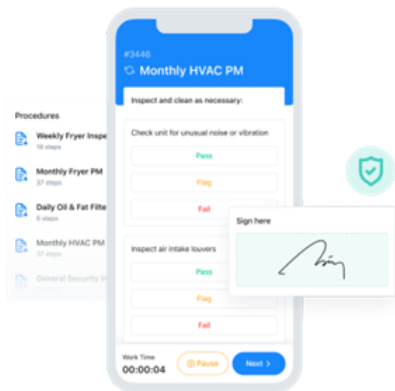
Notify individual residents, board members, or committee members of matters requiring immediate attention; to send a reminder about an upcoming event; and to distribute documents electronically (governing documents, newsletters, etc.).

For Our Employees:

Vesta's Managers are equipped with the latest software to access Community documents, edit, sign, and send while out in the field.

Community inspections (see details on next page) are efficiently managed through our ability to send pictures and notes of homeowner violations (regarding our HOA Management engagements) or Vendor issues direct to our database for documentation.

WORK ORDERS, INSPECTIONS, & PREVENTATIVE MAINTENANCE SOFTWARE Included in Vesta's Proposed Management Fee

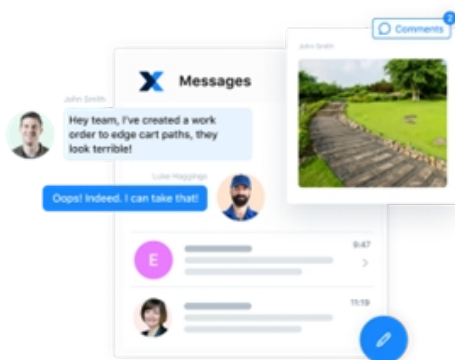
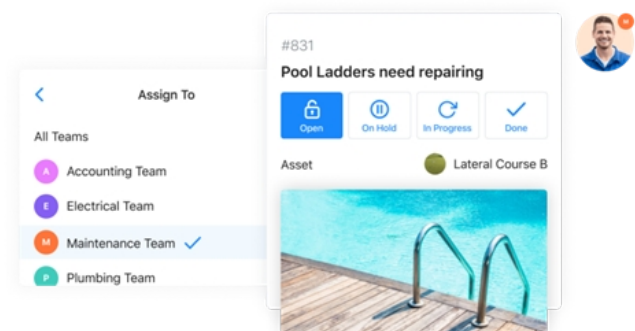


Schedule Inspections

Never worry about an inspection falling through the cracks. We set due dates and repeatability settings and get alerts when inspections are past due. We all ensure everyone is using the most up-to-date inspections and performing work accurately.

Work Orders

Know what's working and what isn't, and who is fixing what, when. We assign Work Orders to our Team (or vendors) to fulfill maintenance requests related to community assets, infrastructure, and equipment. (Allows tasks to be scheduled with staff as well as vendors.)

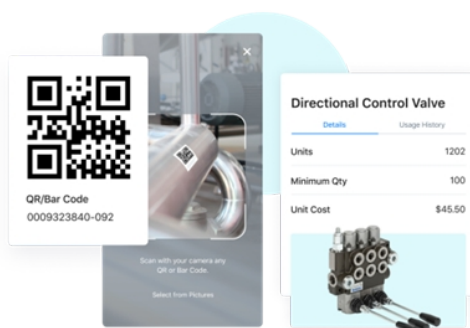
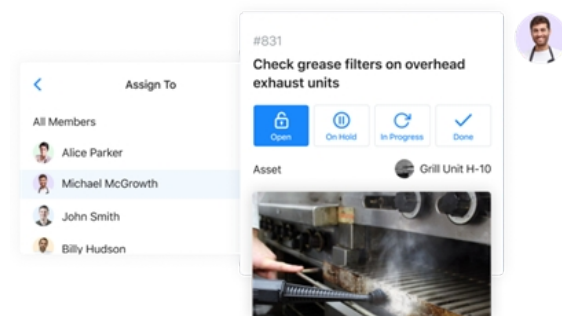


Collaborate

One centralized communication platform. No more switching between emails, phone calls, and text messages to discuss work to be done.

Maintain Quality Control

Reduce downtime and ensure that your equipment runs safely and efficiently to meet or surpass standards.



QR and Barcode Scanning

Manage parts, inventory, and assets with barcode scanning. This allows management to pull warranties, invoices, and work orders on one specific item. For example, a QR Code would be added to a pool heater. Maintenance tech/vendor would be able to add a warranty, work order details, etc. In the field.

VESTA'S APPROACH TO VENDOR MANAGEMENT

Communication centered on establishing clear expectations for all parties along with timely and accurate feedback enables appropriate accountability with our vendors, which results in better results for our clientele. Vesta has developed tools such as our "Landscape Accountability Tool" that aligns a vendor's contract with efficient evaluation criteria, to best-ensure timely, specific, and measurable feedback and the highest levels of service. We have also worked to create more competition in the marketplace by using our performance management system to draw in new vendors as needed.

RECDD I, II and III Landscape Deficiency Report															
Contracted Item Description		February					March				April				
		1/24-1/30	1/31-2/6	2/7-2/13	2/14-2/20	2/21-2/27	2/28-3/6	3/7-3/13	3/14-3/20	3/21-3/27	3/28-4/3	4/4-4/10	4/11-4/17	4/18-4/24	4/25-5/1
Annuals	Contractor shall replace approximately Two thousand four hundred (2,400) annuals in four (4) inch pots up to four (4) times per year in designated areas noted on the service area map and maintain annuals to ensure a healthy appearance. (pg 30)													5	5
	Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. (pg 30)	3	4	5	4	5	5	4	4	4	3	3	5	5	5
Total Items		31	33	30	30	28	32	26	28	28	30	34	30	30	30
Total Possible Points		155	165	150	150	140	160	130	140	140	150	170	150	150	150
Total Actual Points		127	143	132	124	116	137	112	128	132	127	147	122	126	110
% of Total Possible Points		82%	87%	88%	83%	83%	86%	86%	91%	94%	85%	86%	81%	84%	73%

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Key

Annual Contract Matrix

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- Content is derived strictly from the landscape contract's scope-of-work.
- Contracted service items are placed by week in a calendar, based on when they are to be completed.
- Vendor's work is evaluated weekly by Vesta; this generates a score that is reviewed first with the vendor and then with the Board.

Timeliness-of-Work Scoring	Pts.
Completed within timeframe of contract/stated by vendor.	2
Completed but NOT in timeframe of contract or vendor.	1
Not completed.	0
Quality-of-Work Scoring	
No discrepancies per contract's standards.	3
Minor discrepancies per contract's standards.	2
Major discrepancies per contract's standards.	1
Work not performed to contract's standards.	0
Maximum Points per each Contracted Task:	5

PROPOSAL FORMS

Company Overview

Company Name: Vesta Property Services, Inc.

Founded: 1995 (originated as Point Management, 1973)

Headquarters: Jacksonville, Florida

Ownership: Subsidiary of PMG Holdings (Dallas, TX)

Mission: To provide communities with exceptional associates delivering unparalleled management and lifestyle services.

Core Values: Be Accountable • Act Respectfully • Serve Honorably

Scope: Management of over 600 communities and special districts statewide, employing 1,200 associates across 15 offices in Florida.

Legal Name, Principal Office, and Contact Information

Legal Name: Vesta Property Services, Inc.

Principal Office: 245 Riverside Avenue, Suite 300, Jacksonville, FL 32202

Telephone: (904) 355-1831 | Fax: (904) 204-2469

Corporate Charter No.: P95000090161 (State of Florida, incorporated 11/12/1995)

Good Standing: Yes

Parent Company: PMG Holdings

Parent Office: 5401 N. Central Expressway #290, Dallas, TX 75205

Parent Contacts:

- José B. Maldonado, Treasurer – (214) 272-4074
- Jason Villalba, Secretary – (214) 751-2397.

Office Locations and Employee Counts

Vesta maintains 15 fully staffed Florida offices, including:

- | | |
|-------------------------------|-----------------|
| • Jacksonville (Headquarters) | • St. Augustine |
| • Lake Mary | • Flagler Beach |
| • Orlando | • St. Pete |
| • Tampa Bay/Brandon | • Hollywood |
| • Bonita Springs | • Vero |
| • Fort Myers | • Melbourne |
| • Miami | |
| • Gainesville | |
| • Delray Beach | |

Total Employees: Approximately 1,200 associates statewide.

PROPOSAL FORMS

Local Address and Telephone Number

Local Contact for Hidden Creek CDD Proposal:

Vesta District Services

250 International Parkway, Suite 208

Lake Mary, FL 32746

Phone: (321) 263-0132

Contact:

1st Contact Name: Kyle Darin Title: Regional Director, District Services

2nd Contact Name: Scott Smith Title: Vice President, District Services

Company History

- 1973: Incorporated as Point Management.
- 1995: Rebranded as Vesta Property Services, Inc. under founder Frank Surface.
- 2011: Acquired Amenity Services Group, Florida's leading provider of CDD amenities management.
- 2020: Acquired DPFG Management & Consulting, LLC to expand district management and financing expertise.
- Today: 30 years in business; statewide provider for community, amenity, and district management.

Organization Chart (Summary)

Corporate Leadership

- David Surface – Chief Executive Officer
- Daniel Armstrong – Chief Financial Officer
- Chrissy Richie – Chief Accounting Officer

District Services Division

- Scott Smith – Vice President, District Services
- Kyle Darin – Regional Director, District Services
- Heath Beckett – District Manager (Tampa/Orlando)
- Barry Jeskewich – Backup District Manager
- Michael Bush – Field Services Manager
- Logan Muether – Senior Financial Analyst
- Skye Lee – Controller, District Services
- Patricia Kehr – Account Manager
- Jacquelyn Leger – Senior Administrator.

PROPOSAL FORMS

Proof of Insurance (See Page 35)

General Liability: \$2,000,000

Automobile Liability: \$5,000,000

Workers Compensation: \$1,000,000

Expiration Date: 08/01/2026

Licenses:

- Community Association Management Firm License #CAB3970 (Exp. 09/30/2026)
- Florida Real Estate Division License #CQ1036045 (Exp. 03/31/2027).

Length of Time in Business / Ownership

- Years Providing CDD Services in Florida: Over 30 years (since 1995)
- Ownership Structure: Corporation under PMG Holdings (Dallas, TX).

Key Personnel and Certifications

Heath Beckett – District Manager, Tampa/Orlando

- 23+ years in hospitality operations (Hilton, Marriott)
- Degree: Data Communications, Cincinnati State

Barry Jeskewich – Backup District Manager

- Licensed Community Association Manager
- B.S., Parks & Recreation, Purdue University
- Graduate of NRPA Directors School

Kyle Darin – Regional Director of District Services

- 15+ years in operational leadership (Hilton, Venetian, Waldorf Astoria)

Scott Smith – Vice President, District Services

- 17+ years in District Management across Florida

Logan Muether – Senior Financial Analyst

- B.S. in Business Administration (Finance), Florida Southern College

Skye Lee – Controller, District Services

- 17 years in accounting and financial services

Patricia Kehr – Account Manager

- 27 years governmental accounting experience (DoD, DOJ, County Government)

Jacquelyn Leger – Senior Administrator

- Oversees records management and compliance per State of Florida archives standards.

Outstanding Litigation

- All prior cases (e.g., slip-and-fall, wrongful termination, dram shop liability, age discrimination) have been dismissed or settled by insurance; no pending or threatening litigation that would impact service viability.

Approach, Methodology & Experience

Philosophy and Approach

- Vesta's approach is centered on transparency, accountability, and resident experience, guided by:
- Executive-level planning and oversight for CDDs exceeding \$25M in operational budgets.
- Emphasis on capital planning, fiscal control, and board partnership.
- Training for Supervisors and Executive Goal Setting sessions.

Technology Platforms

- Accounting: In-house district accounting division using GASB-compliant systems.
- Maintenance Management: Preventative maintenance, inspections, and QR/barcode tracking systems for field operations.
- Enumerate Engage- See page 15 for additional info

Staff Continuity and Turnover

Vesta emphasizes associate retention through culture, training, and benefits, with low turnover across comparable Florida CDDs. District Managers are cross-trained and supported by backup managers to ensure continuity during absences.

Transition Plan

Vesta's transition process includes:

- Immediate contact with outgoing management for data and financial file transfer.
- Audit and verification of vendor contracts, permits, and assessments.
- Resident and Board onboarding through communication workshops.
- On-site inspections and baseline reporting within 30 days.

Recruiting Process

Recruitment emphasizes industry experience, local familiarity, and cultural alignment.

- Field Managers and District Managers sourced through referrals, state licensing boards, and professional associations (FCAP, NRPA).
- Includes background checks and multi-tier interview process.

Role of Management vs. Board

Vesta acts as the executive administrator and advisor, while Boards retain policy-setting authority.

Vesta's managers facilitate informed decision-making through transparent reporting and recommendations.

Budget Development and Fiscal Oversight

- Budgets developed annually using reserve studies and multi-year capital plans.
- All statements conform to GASB.
- Budget process complies with Florida Statute, including an initial budget workshop, proposed budget public hearing, and final adoption.

PROPOSAL FORMS

Annual Value of District Management Contracts for the Last 3 Years

- 2022 = \$30,720,024.57
- 2023 = \$34,482,441.32
- 2024 = \$38,563,987.84

Comparable CDD Projects (Last 5 Years)

Project Name/Location: Epperson North CDD/Wesley Chapel, Florida

Contact: Garrett Marshall

Contact Email: garrettmarschall@eppersonnorthcdd.org

Project Type: Planned community of 2,110 homes

Dollar Amount of Contract: \$57,000

Scope of Services for Project: District Management, Field Services

Dates Serviced: June 2025 – Present

Project Name/Location: Epperson Ranch CDD/Wesley Chapel, Florida

Contact: Dawn Curran-Tubb

Contact Email: dawn.eppersonranchcdd@gmail.com

Project Type: Planned community of 963 homes

Dollar Amount of Contract: \$46,575

Scope of Services for Project: District Management, Field Services

Dates Serviced: August 2014 – Present

Project Name/Location: Marshall Creek CDD/St. Augustine, Florida

Contact: Dr. Howard Entman, Chairman

Contact Phone: (901) 230-0922

Contact Email: hentmanmd@gmail.com

Project Type: Planned community of 1,500 homes

Dollar Amount of Contract: \$324,000

Scope of Services for Project: District Management, General Manager and Assistant General Manager

Dates Serviced: June 2023 – Present

PROPOSAL FORMS

Project Name/Location: Grand Haven CDD/St. Augustine, Florida

Contact: Dr. Merrill Stass- Isern

Contact Email: drmerrill@ghcdd.com

Project Type: Planned community of 2,000 homes

Dollar Amount of Contract: \$850,000 (For both DM and AM)

Scope of Services for Project: District Management and Amenity Management

Dates Serviced: 2007 – Present

Project Name/Location: Fleming Island Plantation CDD/Clay County, FL

Contact: Mike Cella

Contact Email: MCella@fipcommunity.com

Project Type/Description: CDD of 2,400 homes

Dollar Amount of Contract: \$773,743

Scope of Services for Project: Amenity Management, District Management, Field Operations Management, Facility Maintenance Services, and Lifestyle Programs & Events.

Dates Serviced: June 2024 – Present

- Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. Attach additional sheets if necessary.

- | | | |
|------------------------------------|-----------------------------|---------------------------------------|
| • Avalon Groves CDD | • Magnolia Park CDD | • Sweetbay CDD 1 Non-Residential |
| • Beach CDD (Tamaya) CDD | • Marshall Creek CDD | • Sweetbay CDD 2 |
| • Bridgewater of Wesley Chapel CDD | • Panther Trace CDD | • Sweetbay CDD 2 Non-Residential |
| • Cabot Citrus Farms CDD | • Panther Trace II CDD | • Sweetbay CDD 3 |
| • Cascades at Groveland CDD | • Parkland Preserve CDD | • Sweetbay CDD 4 |
| • City Center CDD | • Radiance CDD | • Sweetbay CDD 5 |
| • Epperson North CDD | • Saddle Creek CDD | • Sweetbay CDD 6 |
| • Epperson Ranch CDD | • Seminole Palms CDD | • Sweetbay CDD 7 |
| • Fleming Island Plantation CDD | • Solterra Resort CDD | • Sweetwater Creek CDD |
| • Grand Haven CDD | • Stonebrier CDD | • The Preserve at South Branch CDD |
| • Hawk's Point CDD | • Stoneybrook at Venice CDD | • The Preserve at Wilderness Lake CDD |
| • Heritage Harbor CDD | • Sweetbay CDD 1 | • Trails CDD |
| | | • Union Park East CDD |

Compliance & Legal Standing

- No active governmental enforcement actions, suspensions, or OSHA citations.
- No active worker injuries or lost-time incidents in five years.
- Not barred or suspended from any federal, state, or local contracting.
- No recent litigation.

Best Practices & Resident Engagement (See Page 26 for additional examples)

- Development of Landscape Accountability Tool for measurable vendor scoring.
- Resident engagement through Q&A sessions, digital newsletters
- Leverage of industry leading engineers and attorneys, along with our extensive experience in community turnover from developers to resident boards.
- Speeding/Parking guidance: collaborative solutions involving patrol coordination, signage, and communication campaigns.



Referencing a specific community(s), what Best Practices are now being implemented due to the suggestion of your company?

- We pride ourselves on our industry-leading best practices and standards. At multiple communities including Beach CDD/Tamaya, and Grand Haven, we have implemented QR code surveys, so residents can instantly report concerns, provide feedback, or contact members of management directly to give feedback on their experience in the community. These surveys give real-time information that we as a management company can respond to and act on where permitted by statute. Another best practice we've implemented with all of our District Management clients is a process in which we route incoming communications from residents through an online portal. This allows the communication to be tracked by all appropriate members of management and appropriate vendors, as well as enables the requests to be tracked, ensuring they are followed up on and not left without response or resolution.

Referencing a specific community(s), what changes have you suggested to Boards to improve the efficiency of their meetings?

- At all of our District Management client communities but specifically using Avalon Groves and Epperson North CDDs as examples, we implemented standard best practices for meeting efficiency. This includes close partnership with the Chair in setting the agenda, then having a call with key district staff to ensure efficiency and productivity in the meeting. Once in the meeting itself, boards are encouraged to adopt strict rules of procedure for meeting governance, allowing the public to speak when appropriate, but allowing the District Manager and Chair the ability to moderate discussion outside of public comment periods. Further, electronic editions of the agenda packet are furnished to board supervisors well in advance of the meeting, as well as on tablets in the meeting itself to allow for easy navigation between agenda items. An action item summary is kept by the District Manager and communicated to all relevant parties following the meeting to ensure tasks are appropriately distributed and completed.

PROPOSAL FORMS

Referencing a specific community(s), how have you guided Boards on how to address speeding and parking challenges?

- At Bridgewater of Wesley Chapel, we have forged a strong and productive relationship with the Sheriff's office. There is an agreement in place that allows the Sheriff's Office to enforce the laws of the county relating to speed and parking. Further, through the creation of a parking policy, the district has partnered with a towing company to appropriately tow vehicles incorrectly parked on district property. Other communities we partner with have entered into license agreements with the HOA that allows the Association to enforce its parking rules on district property. Regardless of approach, a strong relationship with local law enforcement is tantamount to success in managing traffic or parking related issues.

In terms of size and complexity, please identify the community with needs most similar to Hidden Creek to which you are currently providing district management services. Please provide appropriate contact information for every community referenced in your answers.

- Avalon Groves CDD – Gene Mestrangeli, seat5@avalongrovescdd.com
- Heritage Harbor CDD – Shelley Grandon, shelleygrandon@proassurance.com
- Bridgewater of Wesley Chapel – Steve Brown, sbrown@bridgewaterofwesleychapelcdd.org
- Grand Haven CDD – kfoley@ghcdd.com
- Fleming Island Plantation CDD – Mike Cella, mcella@fipcommunity.com
- Epperson North CDD – Garrett Marshall, garrettmarshall@eppersonnorthcdd.org
- Epperson Ranch CDD – Dawn Curran-Tubb, dawn.eppersonranchcdd@gmail.com
- Union Park East CDD – Vinny Pacifico, upeastcddvinny@gmail.com
- Marshall Creek CDD – Jim Letson jim.letson@marshallcreekcdd.com
- Beach CDD – Elena Korsakova, boardmember1@beachcdd.com

**FEE SCHEDULE FOR VESTA'S
PROPOSED SCOPE OF SERVICES:
DISTRICT MANAGEMENT**

SERVICES	PROPOSED FEES		
DISTRICT MANAGEMENT	FY 2026	FY 2027	FY 2028
District Management Operations	\$43,000	\$43,000	\$44,720
Accounting Services	\$8,000	\$8,000	\$8,320
Administration	\$5,000	\$5,000	\$5,200
Dissemination Agent	\$6,000	\$6,000	\$6,240
Assessment and Finance	\$7,000	\$7,000	\$7,280
Amenity Management	\$5,000	\$5,000	\$5,200
Website Maintenance	\$2,000	\$2,000	\$2,080
Annual Cost	\$76,000	\$76,000	\$79,040
Monthly Cost	\$6,333.33	\$6,333.33	\$6,586.67
FIELD SERVICES			
On-Site Field Manager (Per the RFP)	\$106,724.78	\$110,196.04	\$113,832.79
On-Site GMT (Per the RFP)	\$30,455.88	\$32,187.51	\$32,634.56
Annual Cost	\$76,000	\$76,000	\$79,040
Monthly Cost	\$5,500	\$5,500	\$5,830
TOTAL COMBINED ANNUAL COST	\$213,180.66	\$213,383.55	\$225,507.35
TOTAL COMBINED MONTHLY COST	\$17,765.06	\$18,198.63	\$18,792.28

SEE PAGE 29 FOR ALTERNATIVE FIELD SERVICES PRICING

**FEE SCHEDULE FOR VESTA'S
PROPOSED SCOPE OF SERVICES:
RECOMMENDED FIELD SERVICES**

RECOMMENDED FIELD SERVICES	FY 2026	FY 2027	FY 2028
Portfolio Field Manager	\$18,000	\$18,000	\$18,720
On-Site GMT	\$30,455.88	\$32,187.51	\$32,634.56
Annual Cost	\$48,455.88	\$50,187.51	\$51,354.54
Monthly Cost	\$4,037.99	\$4,182.29	\$4,279.55
TOTAL COMBINED ANNUAL COST FOR DISTRICT MANAGEMENT AND RECOMMENDED FIELD SERVICES	\$124,455.88	\$126,187.51	\$130,394.54
TOTAL COMBINED MONTHLY COST FOR DISTRICT MANAGEMENT AND RECOMMENDED FIELD SERVICES	\$10,371.31	\$10,515.62	\$10,866.22

FEE SCHEDULE FOR VESTA'S PROPOSED SCOPE OF SERVICES: DISTRICT MANAGEMENT

Assessment Administration Services Include:

Preparation of the assessment roll and the timely submittal of the roll to the tax collector. Certification, direct billing, and funding request processing, as well as responding to property owner and realtors for Estoppel letters, bond payoff information and other collection related work.

Extended or Extra Board Meetings:

Any extra meeting(s) beyond what is stated in the contract or meeting-duration exceeding a 4-hour duration may be charged a Meeting Overage Fee.

Information Technology & Website Administration:

- Initial work to migrate, host the website and pages.
- Ensure updated district documentation and contacts are posted on a monthly bases.

NOTE: All annual fees for the Services listed above shall be billed on a monthly basis in 12 monthly installments. Any fees for additional services will be billed following services rendered.



SCHEDULE OF ADDITIONAL SERVICES OFFERED AND FEE-SCHEDULE

1. **Additional District Meetings:** The Fees proposed are based upon the District holding up to twelve (12) regular meetings and one (1) budget workshop each year, that each last up to four (4) hours in length.
 - \$175/hour: An additional \$175/hour fee will be billed to the District, for each hour past the initial 4-hour meeting timeframe included in this proposal.
 - \$800 per meeting: Additional meetings or workshops outside of the aforementioned amount will be billed at a total fee of \$800 per meeting.
2. **Postage and freight are not included in this proposal.**
3. **Debt Service Fund Accounting & Assessment Collection Services:** If the District issues additional debt, the proposed fee for these services would be \$5,500 annually per bond issue.
4. **Assessment Methodology Consultant Services (Special Methodology Reports):**
 - New Bond Issuance Fee: \$25,000 per new bond issuance.
 - Refinance Fee: \$15,000 per bond refinance
 - Bond Anticipation Notes: \$15,000 per issuance.
5. **Additional Services:** Should Vesta Property Services, Inc. be requested to provide additional services not covered in this proposal, fees for such services shall be negotiated in accordance with the terms mutually agreed upon by the District and Vesta Property Services, Inc.



Vesta has done an outstanding job and continues to adapt to the ever-changing environment and needs of the community and its residents. Vesta has seen the amenities are maintained in the most up-to-date manner and one the residents are proud of.

I, along with the rest of the Board, would highly recommend Vesta for any position for which they may be considered.

Jack Davidson, Former President Federation Board, Kings Point Sun City Center

PROPOSED SCOPE OF SERVICES

District Management Services

1.4 Scope of Services

District Manager shall provide professional management services, which include, but are not limited to:

- **Administrative Services**
- Attend and conduct all regular, special, and workshop meetings of the Board.
- Prepare and publish notices, agendas, and minutes in compliance with Chapters 190, F.S., and the Florida Government in the Sunshine Law (Chapter 286, F.S.).
- Review specifications and make recommendations for the meeting of insurance requirements of the District
- Maintain custody and control of all District records in compliance with Florida Public Records Law (Chapter 119, F.S.), ensuring timely responses to records requests.
- Coordinate with the Board of Supervisors, preparation of monthly and annual financial statements.
- Provide all required annual disclosure information to the local government in the County in which the District resides
- Provide Oath of Office and Notary Public for all newly elected members of the Board of Supervisors.
- Provide coordination among the District's legal, engineering, and other professional consultants.
- Provide coordination and information for Board of Supervisors Election Process, as it relates to landowner elections.
- Assist with Board training and compliance with statutory obligations.
- District Manager will perform all required Recording Secretary Functions.
- Record and transcribe meeting minutes for all meetings of the Board of Supervisors including regular meetings, special meetings, workshops and public hearing(s)
- Prepare and advertise all notices of meetings in an authorized newspaper of circulation in the County in which the District is located.
- Respond to residents and title company inquiries promptly.
- Attend workshop(s) and public hearing(s) and be available to answer questions by the Board and the public. The Manager will attend 13 monthly Board meetings and up to five budget workshops. The budget workshops will be scheduled immediately, preceding a regularly scheduled monthly Board meeting so as to limit the necessity of travel.
- Additional duties as directed by the Board.

PROPOSED SCOPE OF SERVICES

District Management Services

- **Financial and Assessment Services**

- Preparation of monthly and annual financial statements.
- Provide monthly financial reports to the Board.
- Prepare annual operating and debt service budgets.
- Maintain accounting records in compliance with GAAP and the Florida Uniform Accounting System.
- Process payables and receivables.
- Coordinate annual independent audit pursuant to Section 218.39, F.S., and the requirements of the Florida Auditor General.
- Administer the assessment roll and coordinate with County Tax Collector and Property Appraiser.
- Tabulate and report voter roll in compliance with Florida Statutes.
- Coordination with the County Tax Collector and Property Appraiser regarding levy and collection of assessments.
- Maintain assessment records.
- Prepare required Investment Policies and Procedures pursuant to Chapter 218, Florida Statutes.
- Preparation of Annual Financial Report for Units of Local Government and distribution to the State Comptroller.
- In-house coordination of non-ad valorem assessment levy, imposition, noticing and collection and miscellaneous receivables as required by Chapters 170, 190 and 197, Florida Statutes.
- Preparation of Public Depositor's Report and distribution to State Treasurer.
- Coordination and distribution of Annual Public Facilities Report to appropriate agencies.

- **Operational Services and Support**

- Oversee vendors and contractors engaged in maintaining District-owned improvements, including stormwater systems, landscaping, aquatics and gate maintenance.
- Conduct periodic inspections of District facilities and report conditions to the Board.
- Assist the Board in soliciting and evaluating proposals for contracted services for the procurement of goods and services, including creating RFPs and contracting.
- Coordination of maintenance requests and resident concerns.
- Maintain a system for tracking resident concerns, service requests, and operational issues.
- Monitor and maintain entry access database, equipment, and gate cards. Maintaining a database will only include keeping the database up to date, there will be no requirement on the Manager to maintain the equipment associated with the system.
- Compile, consolidate and maintain adopted rules, procedures, contracts, and other documents of the District.

PROPOSED SCOPE OF SERVICES

District Management Services

- **Field Services Manager** shall provide professional management services, which include, but are not limited to:
- Property Inspections: the Field Manager will conduct a daily/weekly inspection to identify any maintenance and/or or problem areas that need to be addressed.
- The Manager will provide a weekly report to the Board on the inspections and make recommendations on corrective actions that need to be taken.
- Respond to concerns or complaints regarding District's areas of responsibilities.
- Provide a monthly review of the community. The Field Manager review will be included in the monthly regular meeting status report.
- Natural disaster inspections.
- Follow-up on Board identified concerns such as wildlife issues and exotic plant intrusion. This requirement will not include the need for the District Manager to possess any special knowledge of wildlife and/or exotic plants. Only to review said areas for such issues and report back to the Board.
- Check preserves for invasive plants and inspects all ponds bi-weekly. The Manager will inspect District ponds bi-weekly; however, the Manager is not required to possess any special knowledge of invasive plants, only document what is present in the ponds and report back.
- Inspecting stormwater drainage systems. The Manager will inspect and report back to the Board, any proposed solutions and/or corrective actions will have to be provided by the District Engineer.
- Inspection and maintenance of the inside and outside of the Gate House.
- Inspection and maintenance of the District's sidewalks, gates, security camera system. All maintenance activities related to the sidewalks, gates and other systems and facilities. Maintenance required for the camera system will be provided by the vendor contracted to provide these services.
- Soliciting vendor proposals for maintenance work. Oversight of vendor maintenance projects.
- Onsite Field Services management shall take place for a minimum of forty hours per week.

PROPOSED SCOPE OF SERVICES

District Management Services

- **General Maintenance Technician (GMT)** shall provide professional management services, which include, but are not limited to:
- GMT must possess the skills to identify which CDD systems and facilities need remediation and what the priority of the maintenance should be (i.e., how urgent the problem is).
- The GMT must also be able to communicate effectively with both his/her supervisor(s) as well as with the Board of Supervisors at Hidden Creek CDD and deal with problems within the scope of their responsibility.
- Adhere to CDD rules, procedures, and regulations.
- Perform weekly inspections of all CDD property based on official maps.
- Mark dangerous areas such as holes, unstable trees, fallen electrical wires, etc. and immediately report them to appropriate authorities.
- Report trash and algae in the pond to the Field Services Manager.
- Pick up trash and remove unauthorized signs within the boundary of the CDD.
- Note any illegal or unsafe activities within the CDD boundary and contact the property authorities.
- Generate reports as may be requested in addition to monthly status reports.
- Follow-up on Board identified concerns to review said areas and report back to the Board and Field Manager as necessary.
- The GMT will conduct a daily inspection of the District to identify any maintenance and/or problem areas that need to be addressed.
- Make minor repairs as necessary; minor repairs will be conducted as necessary.
- The GMT should pressure wash those District areas which are in need of a deep cleaning.
- The GMT shall complete touch up painting, maintaining appearance of the community mailboxes.
- The GMT will inspect both large and small dog parks and ensure that all equipment is safe and in good working order, provide repairs as needed or contact Field Manager.
- Removal all debris, unauthorized signs and broken items from CDD property.
- GMT will be on-site for a minimum of 25 hours per week.
- Their hours may be adjusted by the Board as needed.
- **Compliance**
- Ensure compliance with applicable Florida Statutes, District policies, administrative rules, and reporting obligations.
- Assist with public records requests, rulemaking, and policy implementation.
- Assist with preparation and filing of required state and local government reports, including annual financial reports, budgets, and disclosures.
- Provide guidance and support in the development or amendment of District rules, policies, and procedures.
- **Technology and Website**
- Statutory Compliance
- Official CDD Name and Contact Information
- Supervisors List and Management Company and Staff
- Adopted Budget(s) and Audited Financial Reports
- Meeting Information, Meeting Streaming and Video Archive
- Rules, Policies & Resolutions
- Public Records Contact

PROPOSED SCOPE OF SERVICES

District Management Services

- ADA Compliance
- Newsletters, Project Updates and Alerts Section
- Document Library, Search Functionality and Data Retention
- Hosting Security, Backups, and Content Management System (CMS)
- Role-Based Access
- Cybersecurity Policy and SSL Certificate Renewal
- **Records & Public Access**
 - Manager shall comply with Florida's Public Records Law, Chapter 119, F.S.
 - All District records created, received, or maintained by Manager are public records and shall remain property of the District.
 - Records shall be made available upon request in accordance with statutory timelines.
- **Special Assessment Services**
 - Company must demonstrate the ability to process all aspects of the levy, imposition, noticing, and collection of non-ad valorem special assessments in compliance with Chapters 170, 190 and 197 in-house. The District Manager will perform all required non ad valorem special assessment noticing functions of the District in compliance with 197.3632, Florida Statutes and other applicable law

A key reason we contract with Vesta is our strong work-relationship with their Management Team. Vesta has been operating our amenities since they opened in 2006, and when deciding on the level of customer service and cost to the District, our relationship is such that we take into consideration what's best for each other.

Either trust who you work with to do what's best for all, or else don't hire (or retain) them. It has to be a partnership to work, and **I trust Vesta's Management Team.**

Michael C. Taylor, Board Chairman; Heritage Landing CDD



Experience the Best in Community Living with Vesta

CERTIFICATES OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/YY/YY)
08/01/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

PRODUCER Associations Insurance Agency, Inc. 2301 N Greenville Richardson, TX 75081	CONTACT NAME: Associations Insurance Agency, Inc. PHONE: (866) 384-8579 FAX: (214) 751-2390 E-MAIL ADDRESS: CertificateRequest@AssociationsInsuranceAgency.com PRODUCER CUSTOMER ID: 00003921										
INSURED Vesta Property Services, Inc. (Jacksonville) 245 Riverside Ave, Suite 300 Jacksonville, Florida 32202	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: Steadfast Insurance Company</td> <td>26387</td> </tr> <tr> <td>INSURER B: Westchester Surplus Lines Insurance</td> <td>10172</td> </tr> <tr> <td>INSURER C: Steadfast Insurance Company</td> <td>26367</td> </tr> <tr> <td>INSURER D: Lexington Insurance Company</td> <td>19437</td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Steadfast Insurance Company	26387	INSURER B: Westchester Surplus Lines Insurance	10172	INSURER C: Steadfast Insurance Company	26367	INSURER D: Lexington Insurance Company	19437
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COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSUR LTR	TYPE OF INSURANCE	ADOL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF DATE (MM/DD/YYYY)	POLICY EXP DATE (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY	X	X	GLO-8673493-00	8/1/2025	8/1/2026	EACH OCCURRENCE \$ 2,000,000	
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Per occurrence) \$ 500,000	
	☒ SEVERABILITY OF INTEREST						MED EXP (Any one person) \$ Excluded	
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 2,000,000	
	☒ POLICY ☐ PROJECT ☐ LOC						GENERAL AGGREGATE \$ 2,000,000	
	☐ OTHER:						PRODUCTS - COMP/OP AGG \$ 2,000,000	
B-D	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Per accident) \$	
	☐ ANY AUTO						BODILY INJURY (Per person) \$	
	☐ ALL OWNED AUTOS	☐ SCHEDULED AUTOS					BODILY INJURY (Per accident) \$	
	☐ HIRED AUTOS	☐ NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident) \$	
	☐ UMBRELLA LIAB	☒ OCCUR					\$	
	☒ EXCESS LIAB	☐ CLAIMS-MADE		Various	8/1/2025	8/1/2026	EACH OCCURRENCE \$ 8,000,000	
	☐ DED ☐ RETENTION						AGGREGATE \$ 8,000,000	
							\$	
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below							☒ PER STATUTE ☐ OTHER \$
								E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$	
							E.L. DISEASE - POLICY LIMIT \$	

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Certificate Holder is an Additional Insured, with respects to the GL Policy, per written contract.

CERTIFICATE HOLDER • Insurance Verification	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Dana Hodge
---	---

ACORD 25 (2008/09)

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CERTIFICATES OF INSURANCE

COMMENTS / REMARKS

MISCELLANEOUS PROFESSIONAL LIABILITY

A. Ironshore Specialty Insurance Company - \$5,000,000
Policy #: PEO927248-01

B. Endurance American Specialty Insurance Company - \$5,000,000 Excess of \$5,000,000
Policy #: ANX300972927
Effective: 09/14/2025 - 09/14/2026

Limit of Liability

- \$10,000,000 Each Loss
- \$10,000,000 Aggregate
- \$500,000 Retention per Loss
- 01/25/2002 Retroactive Date

Description of Covered Professional Services:

Property Owner Association Management including but not limited to the following services:
Property manager, real estate agent/broker, publishing, media services, website administration, fire watch services, crime prevention training, bookkeeping and tax preparation services other than those for which a CPA license is required

CERTIFICATES OF LIABILITY INSURANCE

<b style="font-size: 1.2em;">CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/YY/YYY) 08/01/2025																		
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SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)																				
CERTIFICATE HOLDER • Insurance Verification				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Dana Hodge																

CERTIFICATES OF INSURANCE

COMMENTS / REMARKS

EXECUTIVE RISK PACKAGE

A. Federal Insurance Agency

Policy #: 02622087

Effective: 08/01/2025 - 08/01/2026

Management Liability and Company Reimbursement (Directors and Officers Liability)

- \$3,000,000 Aggregate Limit of Liability

- \$250,000 Retention per Loss

- 02/02/2001 Retroactive Date

Employment Practices Liability

- \$3,000,000 Aggregate Limit of Liability

- \$350,000 Retention per Loss

- 02/02/2001 Retroactive Date

Pension & Welfare Benefit Plan Fiduciary Liability

- \$3,000,000 Aggregate Limit of Liability

- \$1,000 Retention per Loss

- 02/02/2001 Retroactive Date

Subject to the terms and conditions stated in the policy.

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Contact Us

250 International Pkwy #208
Lake Mary, FL 32746
(321) 263-0132

EXHIBIT 10

AGENDA

**Hidden Creek
Community Development District**

**Financial Statements
(Unaudited)**

September 30, 2025

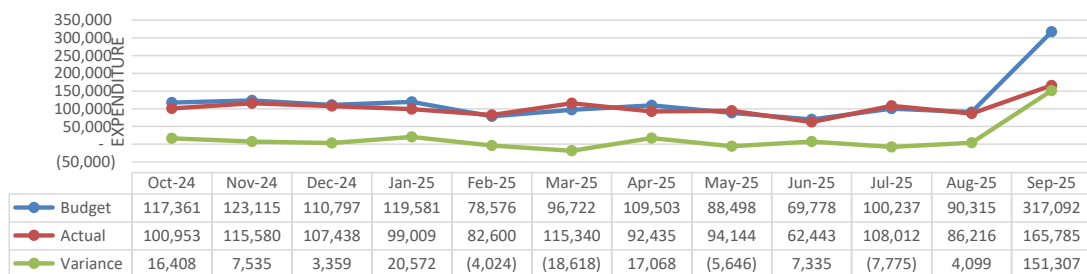
Hidden Creek CDD

Financial Report Summary - General Fund & Construction Fund

9/30/2025

1 For The Period Ending :		GENERAL FUND	
		9/30/2025	
2	CASH BALANCE	\$	480,513
3	PLUS: RESTRICTED CASH		54,000
4	PLUS: ACCOUNTS RECEIVABLE - ON ROLL		-
5	PLUS: ACCOUNTS RECEIVABLE - OTHER		7,245
6	PLUS: DEPOSITS AND PREPAID EXPENSES		5,898
7	PLUS: DUE FROM OTHER FUNDS		5,445
8	LESS: ACCOUNTS PAYABLE		(107,379)
9	LESS: DEFERRED ACCOUNTS RECEIVABLE - ON ROLL		-
10	LESS: DUE TO DEBT SERVICE		-
11	NET CASH BALANCE	\$	445,722
GENERAL FUND REVENUE AND EXPENDITURES (FY 2024 YTD):			
		9/30/2025	9/30/2025
		ACTUAL	BUDGET
		YEAR-TO-DATE	YEAR-TO-DATE
12	REVENUE (YTD) COLLECTED	\$ 1,394,444	\$ 1,321,575
13	EXPENDITURES (YTD)	(1,229,780)	(1,421,575)
14	NET OPERATING CHANGE	\$ 164,664	\$ (100,000)
15	AVERAGE MONTHLY EXPENDITURES	\$ 102,482	\$ 118,465
16	PROJECTED EOY BASED ON AVERAGE	\$ 1,229,780	\$ 1,421,575
GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:		9/30/2025	9/30/2025
		ACTUAL	BUDGET
		YEAR-TO-DATE	YEAR-TO-DATE
			FAVORABLE (UNFAVORABLE) VARIANCE
17	REVENUE:		
18	ASSESSMENTS-ON-ROLL (NET)	\$ 1,309,118	\$ 1,303,575
19	ASSESSMENTS-OFF-ROLL (NET)	-	-
20	DEVELOPER FUNDING - INTERIM OPERATING	-	-
21	SOUTHSHORE BAY CLUB	14,940	18,000
22	MISCELLANEOUS REVENUE	70,386	-
23	EXPENDITURES:		
24	ADMINISTRATIVE EXPENDITURES	181,692	191,585
25	DEVELOPER FUNDING - INTERIM OPERATING	-	100,000
26	DEBT SERVICE ADMINISTRATION	18,761	17,246
27	FIELD SERVICE EXPENDITURES - LANDSCAPE	232,613	314,416
28	FIELD SERVICE EXPENDITURES - STREETLIGHTS	284,918	281,400
29	FIELD SERVICE EXPENDITURES - POND MAINTENENACE	59,243	56,193
30	FIELD SERVICE EXPENDITURES - OTHER	452,553	460,735
31	TOTAL EXPENDITURES	\$ 1,229,780	\$ 1,421,575

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
September 30, 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	\$ 480,513	\$ -	\$ -	\$ 480,513
3 RESTRICTED FOR DS	-	-	-	-
4 RESTRICTED FOR ROAD MAINTENANCE	54,000	-	-	54,000
5 TOTAL CASH	<u>\$ 534,513</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 534,513</u>
6 REVENUE	-	478,722	-	478,722
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.	-	-	2,530	2,530
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	5,898	-	-	5,898
20 DUE FROM OTHER FUNDS	5,445	-	-	5,445
21 TOTAL ASSETS	<u><u>\$ 604,111</u></u>	<u><u>\$ 904,667</u></u>	<u><u>\$ 2,530</u></u>	<u><u>\$ 1,511,308</u></u>
22 <u>LIABILITIES:</u>				
23 ACCOUNTS PAYABLE	\$ 19,234	\$ -	\$ -	\$ 19,234
24 ACCRUED EXPENSES	88,145	-	-	88,145
25 DUE TO DEBT SERVICE	-	-	-	-
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	-	904,667	(2,915)	901,752
33 ASSIGNED:	54,000	-	-	54,000
34 NONSPENDABLE	56,908	-	-	56,908
35 UNASSIGNED:	221,160	-	-	221,160
36 NET CHANGE IN FUND BALANCE	164,664	-	-	164,664
37 TOTAL LIAB. & FUND BAL.	<u><u>\$ 604,111</u></u>	<u><u>\$ 904,667</u></u>	<u><u>\$ 2,530</u></u>	<u><u>\$ 1,511,308</u></u>

**HIDDEN CREEK CDD
GENERAL FUND**

STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE

For the period from October 1, 2024 through September 30, 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	1,800	1,500	(300)
6 SOUTHSORE BAY CLUB - GATE ATTENDANTS	16,200	16,200	13,440	(2,760)
7 MISCELLELLANOUS REVENUE	-	-	70,386	70,386
8 TOTAL REVENUE	1,421,575	1,321,575	1,394,444	72,869
9 EXPENDITURES				
10 ADMINISTRATIVE:				
11 SUPERVISORS COMPENSATION	12,000	12,000	11,600	400
12 PAYROLL TAXES	920	920	933	(13)
13 PAYROLL SERVICES	715	715	1,100	(385)
14 MANAGEMENT CONSULTING SERVICES	30,500	30,500	30,500	-
15 CONSTRUCTION ACCOUNTING SERVICE	-	-	-	-
16 PLANNING & COORDINATION SERVICES	24,000	24,000	24,000	-
17 ADMINISTRATIVE SERVICES	7,500	7,500	7,500	-
18 BANK FEES	120	120	-	120
19 MISCELLANEOUS	500	500	-	500
20 AUDITING SERVICES	4,600	4,600	3,350	1,250
21 TRAVEL PER DIEM	200	200	801	(601)
22 INSURANCE	59,840	59,840	40,144	19,696
23 REGULATORY AND PERMIT FEES	175	175	175	-
24 LEGAL ADVERTISEMENTS	1,500	1,500	1,680	(180)
25 ENGINEERING SERVICES	12,000	12,000	17,344	(5,344)
26 LEGAL SERVICES	15,000	15,000	35,421	(20,421)
27 WEBSITE DEVELOPMENT AND HOSTING	2,015	2,015	2,015	-
28 MISCELLANEOUS CONTINGENCY	20,000	20,000	5,129	14,871
29 TOTAL ADMINISTRATIVE	191,585	191,585	181,692	9,893
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	100,000	-	100,000
34 TRUSTEE FEES	8,296	8,296	9,061	(765)
35 TOTAL DEBT SERVICE ADMINISTRATION	117,246	117,246	18,761	98,485
36 PHYSICAL ENVIRONMENT:				
37 WATER	58,000	58,000	17,319	40,681
38 ELECTRICITY	61,200	61,200	44,855	16,345
39 LANDSCAPE MAINTENANCE	245,916	245,916	185,916	60,000
40 LANDSCAPE - MULCH	16,000	16,000	-	16,000
41 LANDSCAPE REPLENISHMENT	30,000	30,000	20,214	9,786
42 PALM TRIMMING	15,000	15,000	6,672	8,328
43 IRRIGATION REPAIR & MAINTENANCE	7,500	7,500	19,811	(12,311)
44 PONDS - AQUATICS MAINTENANCE	35,693	35,693	35,485	208
45 PONDS - EROSION REPAIR	10,000	10,000	-	10,000
46 PONDS -- STOCKING AND PLANT INSTALL	3,000	3,000	-	3,000
47 FOUNTAIN MAINTENANCE & REPAIR	7,500	7,500	23,758	(16,258)
48 STREETLIGHTS	281,400	281,400	284,918	(3,518)
49 ENTRANCE MONUMENT MAINTENANCE	21,600	21,600	20,399	1,201
50 COMPREHENSIVE FIELD SERVICES	15,000	15,000	15,000	-
51 AMENITY MANAGEMENT	5,000	5,000	5,000	-

HIDDEN CREEK CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
For the period from October 1, 2024 through September 30, 2025

	FY2025 ADOPTED BUDGET	FY2025 BUDGET YEAR-TO-DATE	FY2025 ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
52 PET WASTE REMOVAL	5,060	5,060	3,842	1,218
53 GATE MAINTENANCE & MONTHLY MONITORING	7,000	7,000	47,685	(40,685)
54 GATE CLICKERS	6,000	6,000	5,600	400
55 FRONT GATE ATTENDANTS	162,000	162,000	183,660	(21,660)
56 ENTRANCE GATE CAMERA MAINTENANCE	24,875	24,875	12,632	12,243
57 HOLIDAY LIGHTING	12,000	12,000	9,475	2,525
58 REPAIRS & MAINTENANCE	1,000	1,000	904	96
59 ROADWAY MAINTENANCE RESERVE	18,000	18,000	-	18,000
60 CONSERVATION MAINTENANCE	8,000	8,000	-	8,000
61 MAINTENANCE SERVICE	6,000	6,000	2,217	3,783
62 CONTINGENCY	50,000	50,000	83,965	(33,965)
63 TOTAL CONSTRUCTION	1,112,744	1,112,744	1,029,327	83,417
64 TOTAL EXPENDITURES	1,421,575	1,421,575	1,229,780	191,795
65 EXCESS REVENUE OVER (UNDER) EXPEND.	-	(100,000)	164,664	264,664
66 FUND BALANCE - BEGINNING	-	332,068	332,068	332,068
67 FUND BALANCE - ENDING	\$ -	\$ 232,068	496,732	596,732

HIDDEN CREEK CDD
DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
For the period from October 1, 2024 through September 30, 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	-	-	31,549	31,549
6 TOTAL REVENUE	693,805	693,805	703,639	9,834
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	16,270	(28)
18 Transfer Out to Construction Fund	-	-	-	-
19 FUND BALANCE - BEGINNING	888,397	888,397	888,397	-
20 FUND BALANCE - ENDING	\$ 899,135	\$ 904,695	904,667	(28)

HIDDEN CREEK CDD
CONSTRUCTION FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
For the period from October 1, 2024 through September 30, 2025

	FY2025 ACTUAL YEAR-TO-DATE
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 BOND PROCEEDS	-
4 INTEREST	101
5 TOTAL REVENUE	101
6 EXPENDITURES	
7 CONSTRUCTION IN PROGRESS	-
8 TOTAL EXPENDITURES	-
9 EXCESS REVENUE OVER (UNDER) EXPEND.	101
10 Transfer Out to Construction Fund	-
11 FUND BALANCE - BEGINNING	(3,016)
12 FUND BALANCE - ENDING	(2,915)

Hidden Creek Community Development District
Operating Account - Bank Reconciliation
September 30, 2025

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 556,086.79
Plus: Deposits In Transit	-
Less: Outstanding Checks	(21,573.56)
<i>Adjusted Bank Balance</i>	<u><u>\$ 534,513.23</u></u>

<i>Beginning Balance Per Books</i>	\$ 621,599.06
Cash Deposits & Credits	-
Cash Disbursements & Transfers	(87,085.83)
<i>Balance Per Books</i>	<u><u>\$ 534,513.23</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

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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

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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

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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

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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: PS140023 (Reference: Annual Maintenance, February Billing 2/1/2025 - 2/28/2		2,974.40	1,765,574.45
2/19/2025	100570	NaturZone Pest Control	Invoice: 737269 (Reference: Monthly Pest Control Service.)		75.00	1,765,499.45
2/19/2025	100571	Steadfast Alliance, LLC	Invoice: SE-26147 (Reference: checking on all fountains at Southshore.)		1,480.00	1,764,019.45
2/20/2025	100572	Breeze Connected, LLC	Invoice: 4455 (Reference: Hilton - Meeting 2.10.)		183.01	1,763,836.44
2/20/2025	100573	DC Integrations LLC	Invoice: 25374 (Reference: Gate Repair.) Invoice: 25379 (Reference: INSTALL OMRON		2,470.00	1,761,366.44
2/20/2025	100574	IPFS Corporation	Invoice: 021125-59264 (Reference: Payment 5.)		3,362.84	1,758,003.60
2/20/2025	100576	Straley Robin Vericker	Invoice: 25912 (Reference: General prof Legal services.)		1,504.45	1,756,499.15
2/20/2025	100577	JCS Investigations	Invoice: 32 (Reference: Security Svc 12/7/24-1/3/25.)		13,440.00	1,743,059.15
2/21/2025	022125ACH	Engage PEO	BOS MTG 2-10-25 + Mileage		776.07	1,742,283.08
2/21/2025	32	Ira D Draper	BOS MTG 2-10-25 + Mileage		200.10	1,742,082.98
2/24/2025	100578	Gig Fiber, LLC - Streetleaf	Invoice: 3903 (Reference: Hidden Creek CDD - Amendment #3_Feb 2025.) Invoice: 3900		23,450.00	1,718,632.98
2/26/2025	470	H2 POOL SERVICES	To book strongroom ACH returned payment 100539	1,348.75		1,719,981.73
2/28/2025	100579	ECS Integrations LLC			5,200.00	1,714,781.73
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
9/1/2025	ACH	Scoopy Poopy Doo LLC	Invoice: 8461-1766 (Reference: Pet Waste Stations Service.)		325.00	621,274.06
9/2/2025	100696	Florida Commercial Care, Inc.	Invoice: 2156182 (Reference: Irrigation Repair.)		444.00	620,830.06
9/2/2025	100697	Kai	Invoice: 20954 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	619,163.39
9/2/2025	ACH	Hillsborough County Public Utilities	Invoice: 082025-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.)		23.05	619,140.34
9/3/2025	100698	Kai Connected, LLC	Invoice: 4755 (Reference: Professional Management Services.)		5,208.34	613,932.00

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

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
9/3/2025	ACH	TECO	Invoice: 081325-8532 (Reference: 5507 SALT CHIME ST, GATE.)		26.90	613,905.10
9/3/2025	ACH	TECO	Invoice: 081325-5127 (Reference: 17229 LAGOON SHORE BLVD, WELL.)		50.58	613,854.52
9/3/2025	ACH	TECO	Invoice: 081325-2836 (Reference: 5295 HIDDEN CREEK BLVD, WELL.)		105.91	613,748.61
9/3/2025	ACH	TECO	Invoice: 081325-4538 (Reference: HIDDEN CREEK COMMUNITY DEVEL July 10, 2025 - August		126.15	613,622.46
9/3/2025	ACH	TECO	Invoice: 081325-7913 (Reference: HIDDEN CREEK COMMUNITY DEVELOPMENT July 10, 2025 -		283.85	613,338.61
9/3/2025	ACH	TECO	Invoice: 081325-6206 (Reference: 5329 AVID REEF WY, WELL July 10, 2025 - August 07, 2		329.34	613,009.27
9/3/2025	ACH	TECO	Invoice: 081325-7597 (Reference: 5108 JACKEL CHASE DR July 10, 2025 - August 07, 2025		606.84	612,402.43
9/4/2025	ACH	TECO	Invoice: 081425-6994 (Reference: 16675 LAGOON SHORE BLVD July 11, 2025 - August 08, 2		199.60	612,202.83
9/4/2025	ACH	TECO	Invoice: 081425-0692 (Reference: 16671 LAGOON SHORE BLVD, FOUNTAIN July 11, 2025 -		765.56	611,437.27
9/4/2025	ACH	TECO	Invoice: 081425-6881 (Reference: 16620 LAGOON SHORE BL July 11, 2025 - August 08, 20		18.74	611,418.53
9/4/2025	ACH	TECO	Invoice: 08132025-1726 (Reference: 5281 HIDDEN CREEK BL.)		25.19	611,393.34
9/5/2025	ACH	TECO	Invoice: 081425-9017 (Reference: 16620 LAGOON SHORE BL, FOUNTIAN.)		1,404.24	609,989.10
9/8/2025	100699	SchoolNow	Invoice: INV-SN-941 (Reference: Subscription start: 10/1/2025.)		1,515.00	608,474.10
9/8/2025	100700	Steadfast Alliance, LLC	Invoice: SA-14984 (Reference: Routine Aquatic Maintenance (Pond Spraying).)		2,895.00	605,579.10
9/10/2025	100701	Gig Fiber, LLC - Streetleaf	Invoice: 5129 (Reference: 7A & 7B_Sept 2025.) Invoice: 5127 (Reference: Amendment		24,153.50	581,425.60
9/10/2025	100702	NaturZone Pest Control	Invoice: 798410 (Reference: Monthly Pest Control Service.)		75.00	581,350.60
9/10/2025	100703	H2 Lagoon Solutions	Invoice: 2831 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	580,050.60
9/11/2025	100704	Kai	Invoice: 21033 (Reference: (diagnostic service repair for gates.)		49.95	580,000.65
9/15/2025	100705	Business Observer	Invoice: 25-02784H (Reference: Notice of Meetings Fiscal Year 2025-2026.)		96.25	579,904.40
9/15/2025	H119744-43	Engage PEO	BOS MTG 09/08/25		844.40	579,060.00
9/15/2025	H119744-43	Ira D Draper	BOS MTG 09/08/25 Check 43		192.40	578,867.60
9/16/2025	ACH	Scoopy Poopy Doo LLC	Invoice: 8461-1883 (Reference: Pet Waste Stations Service.)		687.48	578,180.12
9/16/2025	100707	Snowbird Electric LLC	Invoice: 1289 (Reference: Gate Repairs.)		825.92	577,354.20
9/17/2025	100708	Florida Commercial Care, Inc.	Invoice: 259023 (Reference: Monthly Lawn Maintenance.) Invoice: 259022 (Reference:		15,493.00	561,861.20
9/18/2025	100709	Straley Robin Vericker	Invoice: 27096 (Reference: For Professional Services Rendered Through August 31, 2025		3,500.00	558,361.20
9/18/2025	100710	ECS Integrations LLC	Invoice: 103013 (Reference: HC-Back Gate Tie Downs.)		1,480.00	556,881.20
9/18/2025	100711	Kai	Invoice: 21089 (Reference: Hotel.)		183.00	556,698.20
9/19/2025	100712	ECS Integrations LLC	Invoice: 102985 (Reference: Wireless Internet Solution VZ Back Gate.)		1,800.00	554,898.20
9/21/2025	ACH	Brighthouse Networks	Invoice: 2540856090425 (Reference: 5309 HIDDEN CREEK BLVD 09/04/25 through 10/03/25.		160.00	554,738.20
9/23/2025	100713	Hillsborough County Public Utilities	Invoice: 091925-4227 (Reference: 16675 LAGOON SHORE BLVD -GH.)		2,470.56	552,267.64
9/24/2025	092425WIRE1	Hidden Creek CDD	FY2025 Tax collections due to Series 2016A-1 DS		27.40	552,240.24
9/24/2025	092425WIRE2	Hidden Creek CDD	FY2025 Tax collections due to Series 2019A-1 DS		21.58	552,218.66
9/26/2025	100714	Danielle Fence & Outdoor Living	Invoice: 1658 (Reference: Repair existing almond Lakeland residential using all usab		2,128.00	550,090.66
9/26/2025	488R		Reverse of GJE 488 -- Kai ramp card invoice # 20820 for strobe warning lights and doo		157.43	549,933.23
9/30/2025	100717	JCS Investigations	Invoice: 39 (Reference: Security Svc 6/24-7/21/25.)		15,420.00	534,513.23
09/30/2025		EOM Balance		0.00	87,085.83	534,513.23

EXHIBIT 11

AGENDA

Hidden Creek Community Development District
Negative Variance Report
09/30/25

					Payroll taxes on 12 meeting held so far. The budget provided for 8 meetings total with 4
12	PAYROLL TAXES	920	920	933	(13) supervisors in attendance for the full year
13	PAYROLL SERVICES	715	715	1,100	(385) 12 meeting payrolls plus 10 out of cycle payments
21	TRAVEL PER DIEM	200	200	801	(601) Actuals received
24	LEGAL ADVERTISEMENTS	1,500	1,500	1,680	(180) Includes Tampa Bay Times ad for RFP
25	ENGINEERING SERVICES	12,000	12,000	17,344	(5,344) Services for roundabout, signage, pavement markings, depression area report Matters: Land conveyance from Developer to CDD, Multi-family cost sharing agreement, Land owner election, review of vendor proposals and agreements, termination of vendor
26	LEGAL SERVICES	15,000	15,000	35,421	(20,421) 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	19,811	(12,311) 132 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	281,400	284,918	(3,518) Increase of \$1.50 per installed unit per month
53	GATE MAINTENANCE & MONTHLY MONITORING	7,000	7,000	47,685	(40,685) Multiple repairs and installs: 4 pedestrian gate closers \$4k, repair vehicle entry and exit gates \$5.9K, \$10k fence repair, \$11k repair of 09/16/24 gate strike.
55	FRONT GATE ATTENDANTS	162,000	162,000	183,660	(21,660) Addition of rover service starting in June 2025 \$1,980 p/m. Budget assumed \$13,440 per month, actual bills are for \$13,440 every 4 weeks or 28 days.
62	CONTINGENCY	50,000	50,000	83,965	(33,965) Includes \$49,385 for fence repair due to hurricane damage and \$24,125 for post hurricane tree staking

EXHIBIT 12

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, October 13, 2025 at 6:00 p.m. at Hilton Garden Inn, 4328 Garden Vista Drive,
6 Riverview, Florida 33578.

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

8 Ms. Bruce called the meeting to order at 6:36 p.m. and conducted roll call.

9 Present and constituting a quorum were:

10 Michael Lawson	Board Supervisor, Chairman
11 Samantha Coddling	Board Supervisor, vice Chairwoman
12 Michael Susic	Board Supervisor, Assistant Secretary
13 Karen Cassels	Board Supervisor, Assistant Secretary

14 Also present were:

15 Audette Bruce	District Manager, Kai
16 Gary Schwartz	Field Services Manager, Kai
17 Vasili Kostakis (via Zoom)	District Engineer

18 *The following is a summary of the discussions and actions taken at the October 13, 2025 Hidden Creek*
19 *CDD Board of Supervisors Regular Meeting.*

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

22 There were nine audience members present, three were on Zoom.

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

24 A. Exhibit 1: Consideration for Acceptance – The Unaudited July 2025 Financials

25 ➤ Exhibit 2: The Negative Variance Report for July 2025

26 B. Exhibit 3: Consideration for Acceptance – The Unaudited August 2025 Financials

27 ➤ Exhibit 4: he Negative Variance for August 2025

28 C. Exhibit 5: Consideration for Approval – The Meeting Minutes of the Board of Supervisors
29 Regular Meeting Held September 8, 2025

30 D. Exhibit 6: Consideration for Acceptance – Payment Receipt for RFP Notice - \$728.00

31 ➤ Exhibit 7: Affidavit – RFP for District Management Services – Publication Date: October
32 5, 2025

33 On a MOTION by Mr. Susic, SECONDED by Ms. Coddling, WITH ALL IN FAVOR, the Board approved 34 Consent Agenda Items A-D , for the Hidden Creek Community Development District.
--

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

36 A. District Counsel

37 There being none, the next item followed.

38 B. District Engineer

The county found silt in the sanitary sewer line that led to the depression at Oval Rum Drive and would clean and inspect it to find the cause. Since the county owns the system, they're responsible for repairs, coordinating with the CDD for any roadwork if needed.

The Mooner Plank Circle depression is near a stormwater inlet and may be the cause of that depression. The CDD is responsible for stormwater, not the county. A contractor would inspect and provide a proposal, with updates expected by the next meeting.

Mr. Kostakis updated that exhibits for signage and striping at roundabouts and crosswalks were submitted previously but not in the current packet. Ms. Cassels emphasized this is a major safety issue and needs fast-tracking. Kostakis said he would contact contractors to get proposals using durable thermoplastic striping and standard high-reflective signage, with optional LED flashing pedestrian signs. Proposals should be ready for review by the November meeting.

Mr. Kostakis reviewed the swale/ditch just south of Stoic Vale Drive near Scuba Crest Street, noting standing water in the concrete sump is normal due to design. A simple fix could be cutting a drainage hole, but full regrading would be costly and challenging due to minimal slope and tree roots in the ditch. Mr. Susic explained the issue is bigger: recent landscaping on West Lake Road has increased runoff, and the ditch may not handle heavy rains, potentially flooding nearby villas. Mr. Kostakis agreed to expand his assessment upstream, including potential maintenance issues outside CDD property, and requested residents document heavy rainfall events. Mr. Lawson suggested also checking the high school site, which contributes to the water flow. Mr. Kostakis would further evaluate upstream conditions, check permits and drainage rates, and assess potential solutions.

Ms. Bruce reminded the Board that they were still waiting for additional proposals for the fountain repair. Mr. Kostakis said he had spoken with Pool Works and contacted H2O Lagoon Solutions, the maintenance company. He met their technician on-site, identified the leak location, and planned to meet the contractor again to ensure the correct area was reviewed. Since H2O Lagoon Solutions' proposal was much lower than Tyson Brothers', Mr. Kostakis would reevaluate it and obtain an updated repair estimate.

Mr. Kostakis asked if the Board needed any further action from him regarding the speed signs. Ms. Bruce said they would address it shortly and invited him to stay on. Mr. Kostakis offered to help create an exhibit showing potential sign locations and provide cost details. Ms. Bruce agreed, noting several new walk-on proposals had arrived after the agenda was set, including options for speed limit, yield, pedestrian, golf cart, and directional signs. She suggested the Board review them while Mr. Kostakis was present.

The discussion focused on electronic speed limit signs. Ms. Coddington questioned their purpose since they only showed drivers' speeds without discouraging speeding. Mr. Lawson mentioned that photographic systems might not be enforceable and that speed limit signs should accompany the displays. Ms. Cassels noted that such signs in her community encouraged speeding. Ms. Bruce stated that the Board had not placed the issue on the agenda but that it remained an option.

C. Kai Field Staff

➤ Exhibit 8: Kai Field Inspection Report

Ms. Bruce stated that Exhibit Eight still combined both districts but would soon be separated into reports for Hidden Creek and Southshore Bay.

Mr. Susic suggested reviewing the field report on pond care. Mr. Schwartz said pond issues were seasonal and that Steadfast was addressing them. Ms. Cassels expressed frustration, saying the problems had continued for seven months and affected property value and wildlife. Mr. Schwartz noted that Steadfast visited twice a month and applied treatments every 21 days, and he had spoken

to FCC about grass discharge. Mr. Lawson questioned the lack of follow-up reports, urging accountability. Mr. Schwartz agreed to require reports from Steadfast for ponds not rated good.

Ms. Coddington noted that the main dog park was overgrown, and said it had not been maintained as before, creating safety concerns. Ms. Cassels asked about the process for fixing issues with the chain link fence and locks. Mr. Schwartz explained he contacted multiple vendors for estimates, but only two responded, one issue was a walk-on and one was in Exhibit 22.

➤ Consideration of Proposals

- Land Clearing Proposals

1. Exhibit 9: Adam B's Tree Service – Land Clearing - \$7,500.00

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

Ms. Bruce presented land clearance proposals due to overgrown vegetation affecting homes and fences. Mr. Susic clarified that Hidden Creek CDD held maintenance responsibility despite some property being deeded to Medley.

On a MOTION by Mr. Lawson, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board **approved to add Walk-on Proposals to the Agenda**, for the Hidden Creek Community Development District.

The Board agreed to have staff prepare a budget spreadsheet, including walk-on items, before deciding next month.

On a MOTION by Ms. Coddington, SECONDED by Mr. Lawson, WITH ALL IN FAVOR, the Board **approved to have Staff prepare spreadsheet of proposals and existing contracts in place with budget lines**, for the Hidden Creek Community Development District.

- Exhibit 11: Florida Commercial Care – Street Signs Installation - \$2,957.86

- Exhibit 12: Florida Commercial Care – Controller Replacement - \$3,669.74

- Exhibit 13: Florida Commercial Care – Tree and Palm Tree Replacements - \$10,931.20

- Exhibit 14: Florida Commercial Care – Hardwood Trimming - \$1,500.00

- Exhibit 15: Florida Commercial Care – Pine Bark Cleanup - \$2,643.20

- Exhibit 16: Florida Commercial Care – Rock Installation - \$2,448.60

- Exhibit 17: Florida Commercial Care – Median Island Sod Installation - \$3,267.04

- Exhibit 18: Florida Commercial Care – Decoder - \$1,336.43

Mr. Susic noted that Exhibit 18 for Florida Commercial Care, \$1,336.43, was for repairing non-functioning irrigation from the irrigation line item and suggested approving it promptly to prevent damage. Ms. Bruce added another irrigation proposal for \$669.46 for valves and weeping replacements.

On a MOTION by Mr. Lawson, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board **approved the proposals from Florida Commercial Care for Decoder and Valve Repair in the amount of \$1,336.43, and \$669.46**, for the Hidden Creek Community Development District.

- Exhibit 19: Jellyfish Lighting – CDD Lighting Proposal - \$2,599.00

- Exhibit 20: Holiday Lighting – Installation of Permanent LED Lights - \$22,684.31

Ms. Cassels questioned if the holiday lights proposal was complete. Ms. Coddling said it looked good, with a two-year warranty covering setup, takedown, and storage. The display is \$8k under budget, and Ms. Coddling stressed acting quickly to avoid late setup.

On a MOTION by Ms. Cassels, SECONDED by Mr. Lawson, WITH ALL IN FAVOR, the Board approved the proposals from Tampa Holiday Lights for Holiday Lighting – Installation of Permanent LED Lights in the amount of \$22,684.31, for the Hidden Creek Community Development District.

- Exhibit 21: Steadfast – Installation of New Timer at the Entrance Fountain - \$914.74

The Board decided to hold off for more details.

- Exhibit 22: Witt Fence Co – Dog Fence - \$6,590.00

D. District Manager

➤ Discussion of Wildlife Crossing Signs

Ms. Bruce raised a resident request for wildlife crossing signs. Mr. Susic suggested getting cost proposals per sign and then reviewing the community to determine additional locations at the next meeting.

Ms. Bruce highlighted the community cleanup on October 1, noting vendor help and improvements residents could see. Mr. Schwartz reported gates, fences, cameras, hedges, and landscaping were all addressed. Ms. Cassels thanked the team and asked about median plantings in Hidden Creek; Mr. Schwartz said he would follow up.

➤ Discussion of FY 2025 District Objectives and Goals

- Exhibit 23: FY 2025 District Objectives and Goals

Ms. Bruce introduced the FY2025 district objectives and encouraged the board to review and provide input. Mr. Susic confirmed they should give feedback before the next meeting. Ms. Bruce clarified these were last year's goals, which the board could keep or revise.

FIFTH ORDER OF BUSINESS – Supervisors Requests

Ms. Cassels stressed getting more bids beyond FCC due to high costs. Mr. Schwartz explained outside vendors could not warranty trees or plants since they don't maintain them, though trimming could be done by multiple companies. Dead tree replacement usually has a 6–12 months warranty. Ms. Cassels said proposals should be reviewed case by case with multiple estimates. Ms. Cassels also expressed frustration over ongoing pond issues, stressing that seven months is too long and demanding Mr. Schwartz follow up with Steadfast.

Ms. Coddling asked about the ETA for two new dog way stations; Ms. Bruce said the vendor was contacted two weeks ago, but no firm start date yet. Ms. Coddling also raised meeting location options—she contacted schools and nearby sites but had no luck. Regarding the tot lot, Ms. Bruce said Metro has no available land and the county rejected the parking lot proposal. Ms. Coddling asked for contacts to help follow up, and Ms. Bruce offered the developer liaison. Mr. Lawson suggested meeting face-to-face with the county engineer to push things forward. Ms. Coddling would coordinate next steps.

Ms. Cassels asked if someone could contact Morgan High School for meeting space. Ms. Bruce agreed, and Mr. Susic offered help with a connection. Ms. Coddling said that location would be perfect.

Ms. Cassels raised concerns about excessive signs for open houses, pop-up coffee stands, and other events, noting multiple signs on CDD property could be confusing and overwhelming. She suggested a formal policy to limit signs. Mr. Susic added that enforcement should be done by an authority, not volunteers, to avoid confrontations. Ms. Codding suggested involving the security company's roving patrol, and JCS confirmed they could handle it on main boulevards. Ms. Bruce asked the board if any signs should be allowed. Ms. Codding said personal-property signs are fine, but CDD property signs should be limited. Mr. Susic concluded that signs on CDD property are not permitted, while residents could place signs on their own property.

Mr. Susic raised concern about an approved fence repair on West Lake that has been pending for a year. The vendor contacted him about a different fence over a creek with a four-foot gap, proposing vinyl slats, which Mr. Susic said would not withstand heavy water flow. He emphasized that the original repair should not be delayed due to this new issue. Mr. Schwartz confirmed that the West Lake fence could be completed quickly and agreed to move forward with that project, while the creek fence issue would need a more durable solution and possibly additional estimates. Mr. Susic stressed doing the creek project correctly and not wasting money. They also discussed reviewing security cost splits between South Shore Bay CDD and Hidden Creek CDD due to differing traffic patterns, with Hidden Creek handling more entrances and traffic from 674. Mr. Schwartz noted that the Bishop Road gate is now functioning properly. Mr. Susic requested follow-up to resolve outstanding issues.

Mr. Susic raised concerns about unrepaired streetlights, saying issues have been reported for months. Mr. Lawson said he's not directly involved but agreed to visit the company and follow up. Mr. Susic noted only four of twenty reported lights were fixed after earlier discussions.

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

Residents brought up concerns about CDD contact pages not working, adding trash bins near entrance, adding a guardrail along sloped area near pond along Captain Davis Drive, adding more to the agenda about completed projects, and questions about the gates.

A Resident also questioned the large speed radar sign near the entrance, suggesting raised treads instead to slow cars. Ms. Codding recalled JCS had offered treads before, and the JCS representative agreed to check availability. Ms. Bruce asked if the Board wanted to replace the radar sign with treads. Ms. Codding and Mr. Lawson supported the change, and JCS said they would follow up.

A resident noted that many oak trees along Lagoon Shores appear half-dead, possibly from girdling or staking damage. Mr. Schwartz confirmed the issue is in the South Shore Bay area and said Kai is checking whether the trees can be replaced under warranty.

The JCS reported that the guardhouse is filled with boxes of visitor logs from the lagoon area and requested they be picked up to free space. Ms. Bruce confirmed they are lagoon records. The representative also offered temporary lighting, noting the front of Lagoon Shores has been very dark and JCS could provide portable Generac lights if needed.

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.

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

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

214

Signature

Signature

215

Printed Name

Printed Name

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

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

EXHIBIT 13

AGENDA



EXHIBIT 14

AGENDA

Hidden Creek CDD

Gary Schwartz

Complete

Score	61 / 73 (83.56%)	Flagged items	0	Actions	0
-------	------------------	---------------	---	---------	---

28 Oct 2025 16:36 EDT

Prepared by

Gary Schwartz

Ponds

25 / 30 (83.33%)

Ponds 1

3 / 3 (100%)

Ponds

Good



Photo 1



Photo 2

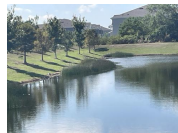


Photo 3

Pond Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.71087946623847,
-82.32529345283501)

Ponds 2

3 / 3 (100%)

Ponds

Good

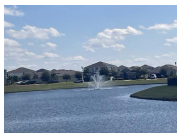


Photo 4

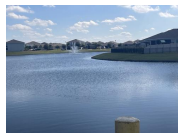


Photo 5



Photo 6

Pond Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.710997330437497,
-82.32593820571448)

Ponds 3

2 / 3 (66.67%)

Ponds

Fair



Photo 7



Photo 8



Photo 9

Pond Location

16618 Grotto Steam PI

Wimauma FL 33598
United States
(27.709606097394513,
-82.3294838717071)

The invasive plant material in the pond is dead. It can take up to 2 weeks for the material to biodegrade and begin to recover.

Ponds 4 2 / 3 (66.67%)

Ponds Fair

The filamentous algae has been treated and is beginning to die. It can take up to 2 weeks for the algae to biodegrade and begin to recover. Steadfast needs to remove the trash in the pond.

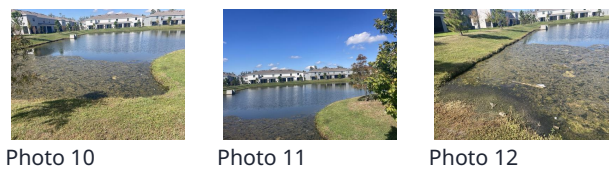


Photo 10

Photo 11

Photo 12

Pond Location

16695 Maude Dr
Wimauma FL 33598
United States
(27.70950110923019,
-82.32803057382509)

Ponds 5 3 / 3 (100%)

Ponds Good

There is trash in the pond that needs to be removed, but overall the pond is well maintained.

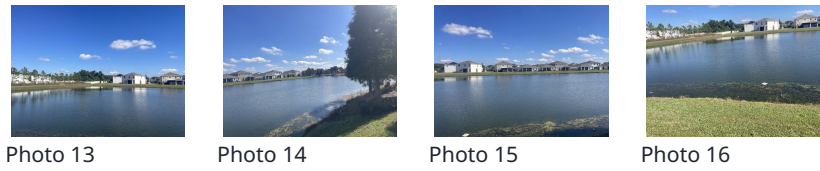


Photo 13

Photo 14

Photo 15

Photo 16

Pond Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.711042654726384,
-82.32554420836486)

Ponds 6 3 / 3 (100%)

Ponds Good



Photo 17

Photo 18

Photo 19

Pond Location

5014 Jackel Chase Dr
Wimauma FL 33598
United States
(27.706243822117013,

-82.32361237481895)

The beneficial plant material in the pond is called Gulf Spikerush. I will request Steadfast to submit an estimate to treat and remove. This protocol is optional as the plants are beneficial.

Ponds 7

2 / 3 (66.67%)

Ponds

Fair



Photo 20



Photo 21



Photo 22

Pond Location

5008 Boxer Stitch Ct
Wimauma FL 33598
United States
(27.705804932866336,
-82.32671965971002)

Ponds 8

3 / 3 (100%)

Ponds

Good

The invasive plant material in the pond was treated and is dead. The plant material should biodegrade within two weeks and begin to recover. The beneficial plant material in the pond is called Gulf Spikerush. I will request Steadfast to submit an estimate to treat and remove. This protocol is optional as the plants are beneficial.



Photo 23



Photo 24



Photo 25

Pond Location

16965 Oval Rum Dr
Wimauma FL 33598
United States
(27.701799663305103,
-82.33008859455131)

Ponds 9

2 / 3 (66.67%)

Ponds

Fair

There is filamentous algae growth within the pond that needs to be treated.



Photo 26



Photo 27



Photo 28

Pond Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.700749395182022,
-82.32352058085208)

Additional herbicide treatment is necessary to kill the remaining filamentous algae. The invasive plant material in the pond was treated and is dead. The plant material should biodegrade within two weeks and begin to recover. The beneficial plant material in the pond is called Gulf Spikerush. I will request Steadfast to submit an estimate to treat and remove. This protocol is optional as the plants are beneficial.

Ponds 102 / 3 (66.67%)

PondsFair



Photo 29



Photo 30



Photo 31

Pond Location

Landscaping16 / 18 (88.89%)

Landscaping 13 / 3 (100%)

LandscapingGood

The beneficial plant material in the pond is called Gulf Spikerush. I will request Steadfast to submit an estimate to treat and remove. This protocol is optional as the plants are beneficial.

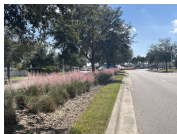


Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.712222667807627,
-82.32586490146768)

Landscaping 22 / 3 (66.67%)

LandscapingFair

The board of supervisors has an estimate to lift the trees for signage clearance.



Photo 40

Landscaping Location

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair



Photo 41



Photo 42



Photo 43

Landscaping Location

16606 Goose Ribbon Pl
Wimauma FL 33598
United States
(27.710555721982463,
-82.32570095458617)

FCC needs to submit a plant replacement estimate for the median. Remove the dead plant next to the guard house and send an estimate to replace.

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 44



Photo 45

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.708912022378186,
-82.32401995228209)

Landscaping 5

3 / 3 (100%)

Landscaping

Good

FCC needs to submit an estimate to replace the missing plants.



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50

Landscaping Location

16748 Mooner Plank Cir
Wimauma FL 33598
United States
(27.708833169489303,
-82.32345997565376)

Landscaping 6

3 / 3 (100%)

Landscaping

Good

FCC needs to send an estimate to replace the missing Jack Frost plants.



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.707251575048975,
-82.32332660921018)

Mailbox

Good



Photo 56

Mailbox Location

16695 Maude Dr
Wimauma FL 33598
United States
(27.709154927290246,
-82.32788740864612)



Photo 57

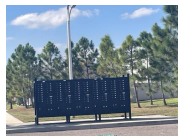


Photo 58



Photo 59

Streetlights

Working



Photo 60



Photo 61

Streetlights Location

5113 State Road 674
Wimauma FL 33598
United States
(27.711635292016535,
-82.32553531654781)

Entrance Monuments

Good



Photo 62

Entrance Monuments - Secondary

Gates

Fair

ECS is waiting on a part to repair the exit gate.



Photo 63



Photo 64

Gates - Secondary

Fair

I am following up with ECS to determine if there is a gate issue.



Photo 65



Photo 66

Sidewalks

Good



Photo 67



Photo 68

Sidewalks Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.70457303599767,
-82.32287347265367)

Common Area Fence

Good



Photo 69



Photo 70

Roads

Good



Photo 71

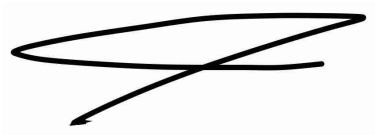


Photo 72

Roads Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.71221905483651,
-82.32581829659857)

Sign Off

A handwritten signature in black ink, appearing to be 'Gary Schwartz', written on a light gray background.

Gary Schwartz
28 Oct 2025 20:45 EDT

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

EXHIBIT 15

AGENDA

November 3, 2024

Southshore Bay CDD
Breeze Homes

Re: Hidden Creek

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

QUOTE: Southshore Bay CDD Harwood tree trimming.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Trim 15 hardwood trees to maintain clearance between lightning poles and trees.
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price- \$3,045.00

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

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

EXHIBIT 16

AGENDA

October 28, 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 Palm tree stake kits removal along West Lake Dr.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Removal and disposal of (482) tree and Palms brace kits from the palm trees along the Westlake Dr. Hidden Creek 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- \$2,892.00

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

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

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

EXHIBIT 17

AGENDA

October 24, 2025

Hidden Creek CDD
5002 Jackel Chase Dr
Wimauma, FL 33598

Re: Hidden Creek CDD

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

QUOTE: Hidden Creek plant and tree replacements.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- . Removal and installation dead tree 1 (25gal) Red Maple by Lake 3
- Replacement 3 (3gal) Fakahatchee due to a car accident by the bridge before the guard house.
- Clean all debris from work completed and haul all debris to a local landfill.

TOTAL PRICE: \$1,921.08

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell

Florida Commercial Care, Inc.

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

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

EXHIBIT 18

AGENDA

October 24, 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 replacement NOV.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Installation of (1) 2.5" caliper Live Oak tree fifth tree after the guard Hidden Creek CDD, per county NOV.
- Removal and disposal of the dead tree.
- Installation of (1) tree stake 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- \$1,131.20

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

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

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

EXHIBIT 19

AGENDA

October 24, 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: Wetland cleanup, Dog Park.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- One time cleaning, mowing of overgrown area inside the Dog Park (wet land) requested by the property management.
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price- \$1,770.00

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

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

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

EXHIBIT 20

AGENDA



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM



Hidden Creek CDD- Replace Cell Communicator

Date:	10/17/2025	PROPOSAL	Proposal No:	TH251017
Submitted to:	Hidden Creek CDD	Job Location:	Hidden Creek CDD- Replace Cell Communicator	
Attention:	Gary Schwartz Title: LCAM	Attention:	Gary Schwartz Title:	
Email:	gary@hikai.com	Email:	gary@hikai.com	
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:	
Address:	1540 International Parkway # 2000	Address:	Hidden Creek Back Gate	
City / ST	Lake Mary / FL Zip: 32746	City / ST	Wimauma / FL Zip: 33598	

SCOPE OF WORK:

REPLACE DOOR KING CELL BOARD ONLY (NO ENCLOSURE) . CONNECT AND PROGRAM

INCLUDED MATERIALS:

1- DOOR KING CELL BOARD . LABOR .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.
- ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT

DUE PRIOR TO INSTALL.

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$1,810.00
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This proposal is valid through 11/16/2025

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) _____
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____

Signature: _____
Date

ECS INTEGRATIONS- rev 2021-10-11

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

EXHIBIT 21

AGENDA

Order Taken By: TRACY

Price: 516.00

Terms: PAYMENT REQUIRED TO PROCEED

Order Date: 10.25

Delivery Date:

Description: 2 - 18" X 12" ONE SIDED .063 ALUMINUM WHITE WITH RED LETTERS \$45 EA

8' UCHANNEL GALVANIZED POSTS \$70EA

INSTALLATION \$125 EACH

Comments:

Customer Name: GARY SHWARTZ

Company:

Phone: 813.565.4663

E-mail address: gary@hikai.com



Ph: 813-645-2201

SouthShoreSignsInc.com

SouthShoreSigns@gmail.com

103 College Ave. W. Ruskin, FL 33570

2-SINGLE SIDED



Customer Pricing Notice

A service charge of 3.9% will be applied to all credit card purchases.

For your convenience, customers may avoid this extra fee by paying with cash! Thank you!

We accept:



There is no fee for purchases made with check or cash.

Please Check The Artwork And Conditions Carefully for spelling, numbers, address, position, context, color separations and/or related matters. By approving you have verified that spelling and content are correct. You are satisfied with the document layout. You agree that your document will print EXACTLY as it appears here, that you cannot make any changes once your order is placed and that you assume all responsibility for typographical errors.

**Your setup initial setup covers the cost of 1 proof and 1 revision; any additional proofs will incur an additional \$20 fee each.

** Due to varying materials and print processes PMS colors are not guaranteed exact; however, we will make every effort to get as close as possible.

Page 228 of 230



Proof Approved No Changes



Proof Approved With Changes Requested, No Further Proofing Needed



Make Changes Send Revised Proof

Approval Signature:

Date:

BY APPROVING THIS ORDER, I agree to pay for the following design and terms provided to me by South Shore Signs, Inc..

EXHIBIT 22

AGENDA



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

ESTIMATE

DATE	DUE	ESTIMATE #
10/31/2025	11/30/2025	

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
Treatment & physical removal of the Gulfcoast Rushes along the perimeter of ponds 4, 6, 14, 19, 21, 24 & 29 within Hidden Creek CDD.			
Herbicide application to kill the target vegetation, then following this, team of field crew members to physically remove via combination of equipment & handtools, transport to dump trailer, and haul offsite for proper disposal.	1.00	34,320.00	34,320.00

Additional herbicide application afterwards to discourage any kind of regrowth.

Et. Timeframe: 3 weeks

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	34,320.00
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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): _____