

Board of Supervisors:

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

District Staff:

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

Hidden Creek Community Development District

Regular Meeting Agenda

Monday, December 8, 2025 at 6:00 P.M.

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

Teams:

Dial In: +1 312-667-7136

Meeting ID: 232 118 992 437 3

Passcode: sW9vX3Jr

Dear Supervisors:

A meeting of the Board of Supervisors of the Hidden Creek Community Development District is scheduled for **Monday, December 8, 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 2026-02**, Election of Board Members in the Upcoming General Election **Exhibit 1**
 - B. Consideration for Adoption – **Resolution 2026-03** Amending the Fiscal Year 2026 Annual Meeting Schedule **Exhibit 2**
 - C. Consideration for Adoption – **Resolution 2026-04**, Appointing & Removing Officers of the District **Exhibit 3**
 - D. Consideration for Adoption – **Resolution 2026-05**, Designating Authorized Signatories of the District's Bank Account(s) **Exhibit 4**
 - E. Consideration for Adoption – **Resolution 2026-06**, Re-designating the Primary Administrative Office & Principal Headquarters of the District **Exhibit 5**
 - F. Discussion for Post Hurricane Damage **Exhibit 6**
4. Consent Agenda
 - A. Consideration for Acceptance – The Unaudited October 2025 Financials **Exhibit 7**
 - The Negative Variance Report for October 2025 **Exhibit 8**
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held November 10, 2025 **Exhibit 9**

District Office:

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

Meeting Location:

Hilton Garden Inn
 4328 Garden Vista Drive
 Riverview, Florida 33578

Board of Supervisors:

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

District Staff:

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

C. Consideration for Acceptance – DiBartolomeo, McBee, Hartley & Barnes Engagement Letter **Exhibit 10**

D. Ratification of All Circuits Electric LLC – Electrical Proposal - \$6,180.00 **Exhibit 11**

5. Staff Reports

A. District Counsel

B. District Engineer

➤ Consideration of Proposals

• Firm Foundations Asphalt & Concrete LLC – Signage and Stripping - \$437,637.00 **Exhibit 12**

• Site Masters of Florida LLC – Signage and Stripping - \$110,000.00 **Exhibit 13**

• Advanced Drainage Solutions – Stormwater Pipe & Pavement Repair - \$38,000.00 **Exhibit 14**

• The Pool Works – Filter Installation - \$6,495.00 **Exhibit 15**

• The Pool Works – Slate Veneer Repair - \$2,350.00 **Exhibit 16**

C. Kai Field Staff – Gary Schwartz

➤ Kai Field Inspection Report **Exhibit 17**

➤ Consideration of Proposals **Under Separate Cover**

D. District Manager

➤ Presentation of Annual Performance Report for FY 2024-2025 **Exhibit 18**

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 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.

WHEREAS, the Hidden Creek Community Development District (“**District**”) is a local unit of special-purpose government situated in Hillsborough County, Florida (the “**County**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every 2 years for certain seats on the Board;

WHEREAS, Section 190.003(17), *Florida Statutes* defines a “**qualified elector**” as someone who is at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

WHEREAS, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires their seats will be for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

WHEREAS, the following Board seats will be up for election in the upcoming General Election and all seats will have 4-year terms:

Seat No. 1, Currently held by Karen Cassels
Seat No. 2, Currently held by Doug Draper
Seat No. 5, Currently held by Michael Lawson

NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:

Section 1. General Election. The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate to serve as a member on the Board is noon, Monday, June 8, 2026 through noon, Friday, June 12, 2026. This Resolution shall serve as the District’s notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

Section 3. Conduction and Procedure of Election.

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes* and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.

- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.
- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 *Florida Statutes*.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

This Resolution is duly passed and adopted on December 8, 2025.

Attest:

**Hidden Creek
Community Development District**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

Michael Lawson
Chairperson

EXHIBIT 2

AGENDA

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR THE REMANDER OF FISCAL YEAR 2026; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to amend the annual meeting schedule for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026 (“Fiscal Year 2025-2026”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** are hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 8th day of December 2025.

ATTEST:

**HIDDEN CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairman

Exhibit A: Fiscal Year 2026 Annual Meeting Schedule

Exhibit A

**NOTICE OF MEETINGS
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Hidden Creek Community Development District** will hold their meetings for the remainder of **Fiscal Year 2026 on the second Monday of every month at ____ .m. at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL** unless otherwise indicated as follows:

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Amanda Ferguson, District Manager
Hidden Creek Community Development District

EXHIBIT 3

AGENDA

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, in connection with the appointment of a new District Manager, the District’s Board of Supervisors desires to appoint and remove Officers of the District.

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

SECTION 1. The following are appointed as Officers of the District effective 12:00 a.m. on January 11, 2025:

District Manager Officers:

<u>Amanda Ferguson</u>	<u>is appointed Treasurer</u>
<u>Hannah Greenwood & Darrin Mossing</u>	<u>are appointed Assistant Treasurers.</u>
<u>Amanda Ferguson</u>	<u>is appointed Secretary.</u>
<u>Jason Greenwood, Nicole Viverito & Rebecca Santos</u>	<u>are appointed Assistant Secretaries.</u>

Board Member Officers:

<u>Michael Lawson</u>	<u>Chairman</u>
<u>Samantha Coddling</u>	<u>Vice Chairman</u>
<u>Michael Susic</u>	<u>Assistant Secretary</u>
<u>Doug Draper</u>	<u>Assistant Secretary</u>
<u>Karen Cassels</u>	<u>Assistant Secretary</u>

SECTION 2. This Resolution supersedes any prior appointments made by the Board.

SECTION 3. This Resolution shall take effect at the date and time set forth herein and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 8TH DAY OF DECEMBER 2025.

ATTEST:

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson / Vice Chairperson
Board of Supervisors

EXHIBIT 4

AGENDA

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S) AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District's previously adopted a resolution appointing certain employees of the District management company as officers of the District to perform services on behalf of the District; and

WHEREAS, the Board desires to designate new authorized officers for the District's accounts.

NOW THEREFORE BE IT RESOLVED BY THE BOARD:

SECTION 1. Incorporation of Recitals. The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.

SECTION 2. Additional Authorized Officers for District Accounts. As District officers, Amanda Ferguson (Secretary & Treasurer), Hannah Greenwood & Darrin Mossing (Assistant Treasurers), Jason Greenwood, Nicole Viverito & Rebecca Santos (Assistant Secretaries), are authorized to administer the District's accounts, as soon as practical and effective January 12, 2026.

PASSED AND ADOPTED this 8th day of December, 2025

ATTEST:

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT 5

AGENDA

RESOLUTION 2026-06

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; RE-DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District desires to re-designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District also desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

SECTION 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 4530 Eagle Falls Pl., Tampa, FL 33619.

SECTION 2. The District’s principal headquarters for the purpose of establishing proper venue is in Hillsborough County, Florida.

SECTION 3. The District’s local records office shall be located at 4530 Eagle Falls Place, Tampa, FL 33619.

SECTION 4. This Resolution shall take effect January 12, 2026.

PASSED AND ADOPTED THIS 8TH DAY OF DECEMBER 2025.

ATTEST:

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson / Vice Chairperson
Board of Supervisors

EXHIBIT 6

AGENDA



Florida Commercial Care, Inc.
P.O. BOX 628328
Orlando, FL 32862
(877)565-3570
www.floridacommercialcare.com

INVOICE

BILL TO

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

INVOICE # 251197

DATE 11/03/2025

DUE DATE 12/03/2025

TERMS Net 30

DESCRIPTION

AMOUNT

Florida Commercial Care - Maintenance Work
Order

49,385.72

Date Completed: 12/19/2024

Technician: Carl

Description of Work:

Dispatched technicians to the property with
required equipment and materials to complete work
order.

Taped off area to ensure safety for crew and
patrons.

Located all broken and bent over post of black
aluminum fence to be replaced. (no homes
involved)

Properly plumbed all new post being set.

Installed fence panel inserts as needed.

Checked property for other issues.

Cleaned all equipment and debris from area.

Pay invoice

SUBTOTAL 49,385.72

TAX 0.00

TOTAL 49,385.72

BALANCE DUE **\$49,385.72**

Invoices paid past 150 days from the invoice date will be assessed a 5% finance charge.

This Invoice has been sold. Please make payments to Amerifactor, Inc. P.O. Box 628328, Orlando, FL 32862-8328. Payments made other than to the above will not constitute as payment.

EXHIBIT 7

AGENDA

**Hidden Creek
Community Development District**

**Financial Statements
(Unaudited)**

October 31, 2025

Hidden Creek CDD

Financial Report Summary - General Fund & Construction Fund

10/31/2025

		GENERAL FUND
		10/31/2025
1	For The Period Ending :	
2	CASH BALANCE	\$ 374,105
3	PLUS: RESTRICTED CASH	54,000
4	PLUS: ACCOUNTS RECEIVABLE - ON ROLL	1,441,591
5	PLUS: ACCOUNTS RECEIVABLE - OTHER	7,245
6	PLUS: DEPOSITS AND PREPAID EXPENSES	6,850
7	PLUS: DUE FROM OTHER FUNDS	5,445
8	LESS: ACCOUNTS PAYABLE	(102,524)
9	LESS: DEFERRED ACCOUNTS RECEIVABLE - ON ROLL	(1,441,591)
10	LESS: DUE TO DEBT SERVICE	-
11	NET CASH BALANCE	\$ 345,121

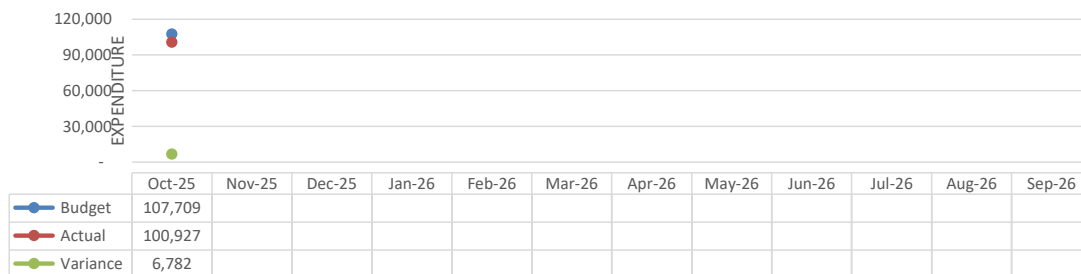
GENERAL FUND REVENUE AND EXPENDITURES (FY 2024 YTD):

	10/31/2025 ACTUAL YEAR-TO-DATE	10/31/2025 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
12 REVENUE (YTD) COLLECTED	\$ -	\$ 1,500	\$ (1,500)
13 EXPENDITURES (YTD)	(100,927)	(107,709)	6,782
14 NET OPERATING CHANGE	\$ (100,927)	\$ (106,209)	\$ 5,282
15 AVERAGE MONTHLY EXPENDITURES	\$ 100,927	\$ 107,709	\$ 6,782
16 PROJECTED EOY BASED ON AVERAGE	\$ 1,211,124	\$ 1,292,508	\$ 81,384

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:

	10/31/2025 ACTUAL YEAR-TO-DATE	10/31/2025 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
17 REVENUE:			
18 ASSESSMENTS-ON-ROLL (NET)	\$ -	\$ -	\$ -
19 ASSESSMENTS-OFF-ROLL (NET)	-	-	-
20 SOUTHSORE BAY CLUB	-	1,500	(1,500)
21 MISCELLANEOUS REVENUE	-	-	-
22 EXPENDITURES:			
23 ADMINISTRATIVE EXPENDITURES	15,627	17,002	1,375
24 DEBT SERVICE ADMINISTRATION	4,133	4,133	-
25 FIELD SERVICE EXPENDITURES - LANDSCAPE	16,450	20,493	4,043
26 FIELD SERVICE EXPENDITURES - STREETLIGHTS	2,895	3,103	208
27 FIELD SERVICE EXPENDITURES - POND MAINTENANCE	4,711	5,205	494
28 FIELD SERVICE EXPENDITURES - OTHER	57,111	57,773	662
29 TOTAL EXPENDITURES	\$ 100,927	\$ 107,709	\$ 6,782

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
October 31, 2025

	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>ACQ & CONST. FUND</u>	<u>CONSOLIDATED TOTALS</u>
1 <u>ASSETS:</u>				
2 CASH	\$ 374,105	\$ -	\$ -	\$ 374,105
3 RESTRICTED FOR DS	-	-	-	-
4 RESTRICTED FOR ROAD MAINTENANCE	54,000	-	-	54,000
5 TOTAL CASH	<u>\$ 428,105</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 428,105</u>
6 REVENUE	-	481,551	-	481,551
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.	-	-	2,538	2,538
15 ACCOUNTS RECEIVABLE	7,245	-	-	7,245
16 REC. On-Roll ASSESSMENT	1,441,591	656,669	-	2,098,260
17 REC. EXCESS FEES	-	-	-	-
18 DEPOSITS	51,010	-	-	51,010
19 PREPAID EXPENSES	6,850	-	-	6,850
20 DUE FROM OTHER FUNDS	5,445	-	-	5,445
21 TOTAL ASSETS	<u><u>\$ 1,940,246</u></u>	<u><u>\$ 1,564,165</u></u>	<u><u>\$ 2,538</u></u>	<u><u>\$ 3,506,949</u></u>
22 <u>LIABILITIES:</u>				
23 ACCOUNTS PAYABLE	\$ 17,748	\$ -	\$ -	\$ 17,748
24 ACCRUED EXPENSES	84,776	-	-	84,776
25 DUE TO DEBT SERVICE	-	-	-	-
26 DUE TO OTHER FUNDS	-	-	5,445	5,445
27 RETAINAGE PAYABLE	-	-	-	-
28 DEFERRED REVENUE ON-ROLL	1,441,591	656,669	-	2,098,260
29 <u>FUND BALANCE:</u>				-
30 RESTRICTED FOR:				-
31 CAPITAL PROJECTS	-	-	-	-
32 RESTRICTED	-	907,496	(2,907)	904,589
33 ASSIGNED:	54,000	-	-	54,000
34 NONSPENDABLE	57,860	-	-	57,860
35 UNASSIGNED:	385,198	-	-	385,198
36 NET CHANGE IN FUND BALANCE	(100,927)	-	-	(100,927)
37 TOTAL LIAB. & FUND BAL.	<u><u>\$ 1,940,246</u></u>	<u><u>\$ 1,564,165</u></u>	<u><u>\$ 2,538</u></u>	<u><u>\$ 3,506,949</u></u>

**HIDDEN CREEK CDD
GENERAL FUND**

STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE

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

	FY2026 ADOPTED BUDGET	FY2026 BUDGET YEAR-TO-DATE	FY2026 ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 GENERAL FUND REVENUE - ON-ROLL	\$ 1,441,951	\$ -	\$ -	\$ -
3 DEVELOPER FUNDING	-	-	-	-
4 SOIUTHSHORE BAY CLUB - ROADWAY	1,800	150	-	(150)
5 SOUTHSHORE BAY CLUB - GATE ATTENDANTS	16,200	1,350	-	(1,350)
6 MISCELLELLANOUS REVENUE	-	-	-	-
7 TOTAL REVENUE	1,459,951	1,500	-	(1,500)
8 EXPENDITURES				
9 ADMINISTRATIVE:				
10 SUPERVISORS COMPENSATION	12,000	1,000	800	200
11 PAYROLL TAXES	918	77	61	16
12 PAYROLL SERVICES	715	60	50	10
13 MANAGEMENT CONSULTING SERVICES	30,500	2,542	2,542	-
14 PLANNING & COORDINATION SERVICES	24,000	2,000	2,000	-
15 ADMINISTRATIVE SERVICES	7,500	625	625	-
16 BANK FEES	120	10	-	10
17 MISCELLANEOUS	500	42	-	42
18 AUDITING SERVICES	4,600	-	-	-
19 TRAVEL PER DIEM	300	25	28	(3)
20 INSURANCE	75,000	5,499	5,499	-
21 REGULATORY AND PERMIT FEES	175	175	175	-
22 MASS MAILING	4,000	-	-	-
23 LEGAL ADVERTISEMENTS	1,500	125	-	125
24 ENGINEERING SERVICES	12,000	1,000	-	1,000
25 LEGAL SERVICES	25,000	2,083	2,108	(25)
26 WEBSITE DEVELOPMENT AND HOSTING	2,015	1,557	1,557	-
27 MISCELLANEOUS CONTINGENCY	20,000	182	182	-
28 TOTAL ADMINISTRATIVE	220,843	17,002	15,627	1,375
29 DEBT SERVICE ADMINISTRATION:				
30 ARBITRAGE	950	-	-	-
31 DISSEMINATION AGENT	8,000	750	750	-
32 TRUSTEE FEES	9,262	3,383	3,383	-
33 TOTAL DEBT SERVICE ADMINISTRATION	18,212	4,133	4,133	-
34 PHYSICAL ENVIRONMENT:				
35 WATER	58,000	4,833	1,137	3,696
36 ELECTRICITY	61,200	5,100	4,244	856
37 LANDSCAPE MAINTENANCE	245,916	20,493	16,450	4,043
38 HARDWOOD TREE TRIMMING	30,000	-	-	-
39 LANDSCAPE - MULCH	20,000	-	-	-
40 LANDSCAPE REPLENISHMENT	35,000	2,705	2,705	-
41 PALM TRIMMING	14,000	-	-	-
42 IRRIGATION REPAIR & MAINTENANCE	30,000	2,500	2,006	494
43 PONDS - AQUATICS MAINTENANCE	37,240	3,103	2,895	208
44 PONDS - EROSION REPAIR	10,000	-	-	-
45 PONDS -- STOCKING AND PLANT INSTALL	3,000	-	-	-
46 FOUNTAIN MAINTENANCE & REPAIR	15,000	1,250	-	1,250
47 STREETLIGHTS	290,460	24,205	24,154	51
48 ENTRANCE MONUMENT MAINTENANCE	21,600	1,800	1,300	500
49 COMPREHENSIVE FIELD SERVICES	15,000	1,250	1,250	-
50 AMENITY MANAGEMENT	5,000	417	417	-
51 PET WASTE REMOVAL	3,900	325	325	-

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

	FY2026 ADOPTED BUDGET	FY2026 BUDGET YEAR-TO-DATE	FY2026 ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
52 PEST CONTROL	900	75	75	-
53 GATE MAINTENANCE & MONTHLY MONITORING	9,000	750	5,267	(4,517)
54 GATE CLICKERS	6,000	-	-	-
55 FRONT GATE ATTENDANTS	162,000	13,500	13,440	60
56 SECURITY SERVICE	23,760	1,980	1,980	-
57 ENTRANCE GATE CAMERA MAINTENANCE	3,920	327	1,730	(1,403)
58 HOLIDAY LIGHTING	30,000	-	-	-
59 REPAIRS & MAINTENANCE	6,000	500	998	(498)
60 ROADWAY MAINTENANCE RESERVE	18,000	-	-	-
61 CONSERVATION MAINTENANCE	8,000	667	-	667
62 CONTINGENCY	58,000	794	794	-
63 TOTAL CONSTRUCTION	1,220,896	86,574	81,167	5,407
64 TOTAL EXPENDITURES	1,459,951	107,709	100,927	6,782
65 EXCESS REVENUE OVER (UNDER) EXPEND.	-	(100,927)	(100,927)	5,282
66 FUND BALANCE - BEGINNING	-	497,058	497,058	497,058
67 FUND BALANCE - ENDING	\$ -	\$ 396,131	396,131	502,340

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

	FY2026 ADOPTED BUDGET	FY2026 BUDGET YEAR-TO-DATE	FY2026 ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 656,670	\$ -	\$ -	\$ -
3 SPECIAL ASSESSMENTS - OFF ROLL (NET)	17,135	-	-	-
4 INTEREST	-	-	2,830	2,830
5 TOTAL REVENUE	673,805	-	2,830	2,830
6 EXPENDITURES				
7 INTEREST EXPENSE				
8 May 1, 2026	241,441	-	-	-
9 November 1, 2025	241,441	-	-	-
10 PRINCIPAL PAYMENT				
11 May 1, 2025	-	-	-	-
12 November 1, 2024	185,000	-	-	-
13 PRINCIPAL PREPAYMENT	-	-	-	-
14 TOTAL EXPENDITURES	667,881	-	-	-
15 EXCESS REVENUE OVER (UNDER) EXPEND.	5,924	-	2,830	2,830
16 Transfer Out to Construction Fund	-	-	-	-
17 FUND BALANCE - BEGINNING	-	904,666	904,666	904,666
18 FUND BALANCE - ENDING	\$ 5,924	\$ 904,666	907,496	907,496

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

	FY2026 ACTUAL YEAR-TO-DATE
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 BOND PROCEEDS	-
4 INTEREST	<u>8</u>
5 TOTAL REVENUE	<u>8</u>
6 EXPENDITURES	
7 CONSTRUCTION IN PROGRESS	<u>-</u>
8 TOTAL EXPENDITURES	<u>-</u>
9 EXCESS REVENUE OVER (UNDER) EXPEND.	8
10 Transfer Out to Construction Fund	-
11 FUND BALANCE - BEGINNING	<u>(2,915)</u>
12 FUND BALANCE - ENDING	<u><u>(2,907)</u></u>

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

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 434,286.12
Plus: Deposits In Transit	-
Less: Outstanding Checks	(6,181.48)
<i>Adjusted Bank Balance</i>	<u><u>\$ 428,104.64</u></u>

<i>Beginning Balance Per Books</i>	\$ 534,513.23
Cash Deposits & Credits	-
Cash Disbursements & Transfers	(106,408.59)
<i>Balance Per Books</i>	<u><u>\$ 428,104.64</u></u>

Hidden Creek Community Development District

Check Register - Operating Account

FY2026

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
9/30/2025		BOY Balance				534,513.23
10/1/2025	100718	ECS Integrations LLC	Invoice: 103045 (Reference: switch repair.)		220.00	534,293.23
10/2/2025	ACH	Hillsborough County Public Utilities	Invoice: 091925-9665 (Reference: 16676 LAGOON SHORE BLVD -DP.)		18.90	534,274.33
10/2/2025	ACH	Scoopy Poopy Doo LLC	Invoice: 8461-1901A (Reference: Pet Waste Stations Service.)		325.00	533,949.33
10/3/2025	100719	H2 Lagoon Solutions	Invoice: 2851 (Reference: COMMERCIAL POOL CLEANING.)		1,300.00	532,649.33
10/3/2025	100720	Kai	Invoice: 21150 (Reference: Service Area CDD - Monthly Amenity Mgmt.)		1,666.67	530,982.66
10/3/2025	100721	Florida Commercial Care, Inc.	Invoice: 251035 (Reference: Monthly Lawn Maintenance 10/25.)		15,493.00	515,489.66
10/3/2025	100722	Stantec Consulting Services Inc.	Invoice: 2460046 (Reference: For Period Ending: September 5, 2025.)		6,523.35	508,966.31
10/3/2025	100723	NaturZone Pest Control	Invoice: 807622 (Reference: Monthly Pest Control Service.)		75.00	508,891.31
10/3/2025	100724	Gate Pros, Inc.	Invoice: 10803 (Reference: FIELD WELD REPAIR ON 6/20/2025.)		575.00	508,316.31
10/3/2025	100725	ECS Integrations LLC	Invoice: 103030 (Reference: Gate repair.)		2,420.00	505,896.31
10/3/2025	100726	IPFS Corporation	Invoice: 100225-81464 (Reference: Payment 1.)		5,849.69	500,046.62
10/3/2025	ACH	TECO	Invoice: 091225-8532 (Reference: 5507 SALT CHIME ST, GATE August 08, 2025 - September		29.50	500,017.12
10/3/2025	ACH	TECO	Invoice: 0091225-1726 (Reference: 5281 HIDDEN CREEK BL August 08, 2025 - September 08		42.14	499,974.98
10/3/2025	ACH	TECO	Invoice: 091225-4538 (Reference: 16690 MAUDE DR August 08, 2025 - September 08, 2025.		156.89	499,818.09
10/3/2025	ACH	TECO	Invoice: 091525-5127 (Reference: 17229 LAGOON SHORE BLVD, WELL August 08, 2025 - Sept		185.99	499,632.10
10/3/2025	ACH	TECO	Invoice: 091225-2836 (Reference: 5295 HIDDEN CREEK BLVD, WELL August 08, 2025 - Septe		317.95	499,314.15
10/3/2025	ACH	TECO	Invoice: 091225-7913 (Reference: 5109 JACKEL CHASE DR August 08, 2025 - September 08,		337.16	498,976.99
10/3/2025	ACH	TECO	Invoice: 091225-6206 (Reference: 5329 AVID REEF WY, WELL August 08, 2025 - September		382.67	498,594.32
10/3/2025	ACH	TECO	Invoice: 091225-7597 (Reference: 5108 JACKEL CHASE DR August 08, 2025 - September 08,		845.36	497,748.96
10/6/2025	100727	Kai Connected, LLC	Invoice: 4793 (Reference: Professional Management Services.)		5,208.34	492,540.62
10/6/2025	100728	ECS Integrations LLC	Invoice: 103116 (Reference: DKS Cellular Service billed quarterly back gate.)		390.00	492,150.62
10/6/2025	ACH	TECO	Invoice: 091525-9017 (Reference: 16620 LAGOON SHORE BL, FOUNTIAN August 09, 2025 - S		1,528.15	490,622.47
10/6/2025	ACH	TECO	Invoice: 091525-6881 (Reference: 16620 LAGOON SHORE BL August 09, 2025 - September 09		20.68	490,601.79
10/6/2025	ACH	TECO	Invoice: 091525-6994 (Reference: 16675 LAGOON SHORE BLVD August 09, 2025 - September		194.29	490,407.50
10/7/2025	100730	ECS Integrations LLC	Invoice: 103114 (Reference: Camera Management.) Invoice: 103115 (Reference: Gate &		2,070.00	488,337.50
10/7/2025	100731	Gig Fiber, LLC - Streetleaf	Invoice: 5316 (Reference: Oct 2025-streetlights.) Invoice: 5321 (Reference: Amendm		24,153.50	464,184.00
10/7/2025	ACH	TECO	Invoice: 091525-0692 (Reference: 16671 LAGOON SHORE BLVD, FOUNTAIN August 09, 2025 -		878.02	463,305.98
10/9/2025	100732	Steadfast Alliance, LLC	Invoice: SA-16021 (Reference: Routine Aquatic Maintenance (Pond Spraying) for 10/25.		2,895.00	460,410.98
10/9/2025	100733	Kai	Invoice: 21212 (Reference: (RFP for Management Services) Tampa Bay Times.)		728.00	459,682.98
10/9/2025	100734	Snowbird Electric LLC	Invoice: 1295 (Reference: Gate repair.)		300.00	459,382.98
10/14/2025	100735	ECS Integrations LLC	Invoice: 103004 (Reference: Breaker Repair.)		250.00	459,132.98
10/14/2025	100736	Florida Commercial Care, Inc.	Invoice: 2596626 (Reference: Changed light bulbs at clubhouse.) Invoice: 2596627 (		492.76	458,640.22
10/15/2025	100737	Florida Brothers Maintenance & Repair LLC	Invoice: 1325 (Reference: This invoice was to replace and remount new soffit that is		783.45	457,856.77
10/15/2025	H120432	Engage PEO	BOS MTG 10/13/25		939.20	456,917.57
10/17/2025	100738	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Invoice: 93256 (Reference: Special District Filling Fee.)		175.00	456,742.57
10/17/2025	100739	Straley Robin Vericker	Invoice: 27301 (Reference: For Professional Services Rendered Through September 30, 2		2,107.50	454,635.07
10/17/2025	100740	Florida Commercial Care, Inc.	Invoice: 25829258 (Reference: Landscape cleaning.) Invoice: 2596749 (Reference: Si		1,155.88	453,479.19
10/17/2025	ACH	Scoopy Poopy Doo LLC	Reference: Pet Waste Stations Service. https://clientname(FILLIN).payableslockbox.co		325.00	453,154.19
10/21/2025	ACH	Brighthouse Networks	Invoice: 2540856100425 (Reference: 5309 HIDDEN CREEK BLVD 10/04/25 through 11/03/25.		160.00	452,994.19
10/21/2025	100741	Snowbird Electric LLC	Invoice: 1315 (Reference: Gate Repairs.)		2,200.00	450,794.19
10/21/2025	100742	Clean Team Tampa LLC	Invoice: 2515 (Reference: Cleaning & Pressure washing.)		1,101.48	449,692.71
10/21/2025	100743	JCS Investigations	Invoice: 40 (Reference: Security Svc 7/22-8/18/25.)		15,420.00	434,272.71
10/22/2025	100744	Stantec Consulting Services Inc.	Invoice: 2470369 (Reference: For Period Ending: September 30, 2025.)		2,465.01	431,807.70
10/23/2025	100745	Kai	Invoice: 21274 (Reference: Maintenance Supplies.)		202.92	431,604.78
10/30/2025	100746	Florida Commercial Care, Inc.	Invoice: 2584560 (Reference: Treatment for palmetto weevils in the bismark palms.)		2,705.00	428,899.78
10/30/2025	100747	Danielle Fence & Outdoor Living	Invoice: 84628 (Reference: Remaining Balance for Repair existing almond Lakeland.)		795.14	428,104.64
10/31/2025		EOM Balance		0.00	106,408.59	428,104.64

EXHIBIT 8

AGENDA

Hidden Creek Community Development District

Negative Variance Report

10/31/25

21	TRAVEL PER DIEM	300	25	28	(3)	Per diem per actuals
27	LEGAL SERVICES	25,000	2,083	2,108	(25)	RFP for district management services
60	GATE MAINTENANCE & MONTHLY MONITORING	9,000	750	5,267	(4,517)	Repair water logged conduits and corroded wiring \$2,200. Door King Cell board for back gate., \$1,810. DSK Cellular service \$360 p/quarter
64	ENTRANCE GATE CAMERA MAINTENANCE	3,920	327	1,730	(1,403)	Camera Management \$1,350 p/quarter, \$220 camera repair
67	REPAIRS & MAINTENANCE	6,000	500	998	(498)	Fence painting, repair sink and faucets.

EXHIBIT 9

AGENDA

1 **MINUTES OF MEETING**

2 **HIDDEN CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Hidden Creek Community Development
5 District was held on Monday, November 10, 2025 at 6:00 p.m. at Hilton Garden Inn, 4328 Garden Vista
6 Drive, Riverview, Florida 33578.

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

8 Ms. Bruce called the meeting to order at 6:16 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 Vasili Kostakis (via Zoom)	District Engineer, Stantec
17 Cari Allen Webster (via Zoom)	District Counsel, Straley Robin Vericker
18 Israel Vega (via Zoom)	Florida Commercial Care
19 Todd Hebel (via Zoom)	ECS Integrations
20 Michael Sakellarides	JCS Investigations and Security

21 *The following is a summary of the discussions and actions taken at the November 10, 2025 Hidden Creek*
22 *CDD Board of Supervisors Regular Meeting.*

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

25 There were twenty audience members present, twelve were online.

26 One resident addressed item regarding the selection of a new District Management company for
27 Hidden Creek.

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

29 A. Exhibit 1: Consideration for Adoption – Resolution 2026-01, District Objectives and Goals for FY
30 2026

31 ➤ Exhibit 2: Objectives and Goals

32 On a MOTION by Mr. Lawson, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board **adopted**
33 **Resolution 2026-01, District Objectives and Goals for FY 2026**, for the Hidden Creek Community
34 Development District.

35 B. Consideration of District Management Proposals

36 ➤ Exhibit 3: Hidden Creek Community Development District Invitation for Proposals for
37 District Management and Field Management Services

38 Ms. Bruce informed the Board that the presenter, Stone Anchor, had withdrawn their proposal as
39 of that day.

40 1. Exhibit 4: Governmental Management Services

2. Exhibit 5: Rizzetta & Company
3. StoneAnchor
 - Exhibit 6: Proposal
 - Exhibit 7: Scope of Services
 - Exhibit 8: Sample CDD Field Service Report
4. Exhibit 9: Vesta District Services

Representatives from Governmental Management Services, Rizzetta & Company, and Vesta District Services made presentations to the Board and provided comprehensive responses to the questions posed by the Board members. The Board members shared their individual insights and perspectives regarding the management company that presented.

On a MOTION by Mr. Lawson, SECONDED by Mr. Susic, WITH ALL IN FAVOR, the Board **approved the proposal from Governmental Management Services (GMS) for District Management and Field Management Services**, for the Hidden Creek Community Development District.

Ms. Webster confirmed with the Board that the notice would go out the next day for a 60-day period before GMS officially started. Mr. Lawson agreed, noting the transition could begin during the 60 days, but full payment would start after the period ended.

On a MOTION by Mr. Lawson, SECONDED by Ms. Coddling, WITH ALL IN FAVOR, the Board **approved to direct the District Counsel to prepare a termination notice to Kai**, for the Hidden Creek Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

- A. Exhibit 10: Consideration for Acceptance – The Unaudited September 2025 Financials
 - Exhibit 11: The Negative Variance Report for September 2025
- B. Exhibit 12: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held October 13, 2025

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

FOURTH ORDER OF BUSINESS – Staff Reports

- A. District Counsel
 - Ms. Webster recommended District Counsel prepare the contract with GMs to ensure all terms protected the district, including a standard 60-day notice without cause for either party which the Board agreed to maintain.
- B. District Engineer
 - Exhibit 13: Update on Street Depressions
 - Mr. Kostakis reported updates on roadway depressions. The county had quickly repaired the Oval Rum Drive depression. For Mooner Plank, he received one proposal from Advanced Drainage Solutions not-to-exceed \$38,000.00, covering excavation of a 20-foot by 6-foot area, pipe repairs, and repaving.

He explained the cause of the separation was unclear, likely due to construction or heavy trucks, and the pipe was reinforced concrete. Video inspection could determine the exact issue at extra cost. Other proposals from Site Masters and Finn Outdoor were pending. He suggested the Board and district management should keep the \$38,000.00 estimate in mind while awaiting additional bids.

Mr. Kostakis stated that he had been contacted about possible speed bumps outside the main entrance. He explained that Hillsborough County might require a traffic study, majority resident approval, and possibly a neighborhood meeting because the road was considered public access due to the lagoon. He said he would provide official county guidance once received.

He updated the Board on fountain repairs. After site visits, a contractor from Pool Works recommended replacing only the loose slate veneer rather than the entire structure. That repair would have been \$2,350.00. The contractor also proposed \$6,495.00 for replacing the sand filter, valve, and check valve, which were the actual problem, and significantly cheaper than prior estimates. Mr. Kostakis said the fountain pump was still functioning, but the filter system needed replacement.

Ms. Bruce noted that \$15,000.00 were budgeted for fountain and monument repairs, and \$6,000.00 remained under entrance monument maintenance. She said she would review the current budget and contract commitments. Mr. Lawson asked for a full budget breakdown so the Board could track expenses accurately.

Mr. Kostakis reported that proposals for new signage, striping, and thermoplastic markings varied widely. Firm Foundations submitted an excessively high estimate at \$437,000.00, likely from misunderstanding the scope. ACPLM's proposal was also high at \$88,000.00 for signage and \$129,000.00 for thermoplastic, with solar signs costing up to \$5,000.00 each. He explained that thermoplastic could last ten to fifteen years and should be used on key crosswalks within Hidden Creek CDD. He noted that Site Masters submitted the most reasonable estimate at \$60,000.00 for signage and striping, and \$35,000.00 for solar pedestrian signs, keeping the total under \$100,000.00. He stated they had done reliable work before. He also said he would inspect the sinking issue and update the Board afterward.

C. Kai Field Staff

➤ Exhibit 8: Kai Field Inspection Report

Supervisor had reviewed ongoing issues, including pond and landscaping concerns, and asked whether the Hidden Creek exit gate problem referenced in the report was the same issue described previously.

Mr. Hebel from ECS explained that the issue had already been resolved and was caused by operator error from a new guard, not a mechanical failure. No parts were needed, and the concern was unrelated to the upcoming quote. He added that a later report of the gate not closing was also not a malfunction, as guards were intentionally keeping the exit gate open during high traffic hours to reduce wear as previously recommended.

➤ Consideration of Proposals

- Exhibit 15: Florida Commercial Care – Hardwood Trimming - \$3,045.00
- Exhibit 16: Florida Commercial Care – Tree Staking - \$2,892.00
- Exhibit 17: Florida Commercial Care – Plant and Tree Replacements - \$1,921.08
- Exhibit 18: Florida Commercial Care – Tree Replacement - \$1,131.20
- Exhibit 19: Florida Commercial Care – Wetland Cleanup - \$1,770.00

- Exhibit 20: ECS Integrations – Doorking Cell Board Replacement - \$1,810.00
- Exhibit 21: South Shore Signs – Wildlife Signs - \$516.00
- Exhibit 22: Steadfast – Gulfcoast Rushes Removal - \$34,320.00

Mr. Hebel explained the proposal in Exhibit 20, that the Hidden Creek gate had stayed down because repeated high voltage issues and water in the breaker box kept tripping the breaker for the entry system and cameras. A high voltage contractor eventually fixed that problem, and the cameras were working again. When ECS tried to restore the entry system, they found the older cell communicator board had failed and was no longer under warranty.

Mr. Susic raised concerns about constant failures and costs. Mr. Hebel replied that the community was prone to lightning strikes and surges and that this gate had been hit several times. He confirmed the issue involved one hundred twenty volts and water intrusion in the breaker box. He said the new cell board would carry a one year parts and labor warranty, excluding acts of God.

Ms. Bruce stated that exhibit 15 was meant to address the streetlights that were being covered by tree limbs and causing outages, exhibit 18 was meant to replace a Live Oak at the county's request for code enforcement, exhibit 19 was for the Board's previously requested review of the dog park wetland cleanup. Ms. Bruce stated that Steadfast had submitted a proposal due to resident concerns about the Gulf Coast rushes, however the plants are not harmful to the ponds.

On a MOTION by Mr. Lawson, SECONDED by Mr. Susic, WITH ALL IN FAVOR, the Board **approved the proposal from Florida Commercial Care and ECS Integrations for Hardwood Trimming, Tree Staking, Tree Replacement, Doorking Cell Board Replacement, and Controller Replacement in the amount of \$3,045.00, \$2,892.00, \$1,131.20, \$1,810.00, and \$3,669.74, respectively, for the Hidden Creek Community Development District.**

D. District Manager

There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

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

Residents raised questions about tree staking in the community and how the roads are maintained.

A number of residents then raised safety concerns about the need for crosswalks and signage or other speed management options due to unsafe driving happening in the community. Specific trouble spots included hills and areas with poor visibility, and several residents cited near-misses. There was a request for a flashing crosswalk at Mooner Plank and Lagoon Shore Boulevard to help children who need to cross the boulevard for the bus stop.

Addressing the main entrance to the community, Mr. Lawson explained the entry design limitations: the compact entrance was largely determined by county and commercial development requirements, with missing one-way signage and tight spaces contributing to confusion. Residents suggested simple solutions like better signage or traffic control spikes, but both agreed the entry is overly constrained due to prior design and county mandates.

Resident expressed frustration over the repeated gate failures, noting that since moving in, the gate has only worked about 30 days.

Mr. Sakellarides gave a brief update on security and maintenance. This month saw 26 first-time parking violations, several noise complaints, a burglary, and a missing child on Halloween. An extra officer and a marked scooter were added for holiday safety, and cleaning supplies were requested for the guardhouse. Exit gates are now on a set schedule after previous confusion with the toggle switch, and gate treads are ready to be installed pending approval. Yard signs have been removed and unclaimed signs disposed of. Vehicles with violations are reported to towing, and ingress hours are 3:30 p.m. – 6:30 p.m., egress 6:00 p.m. – 8:30 a.m.

A resident raised safety concerns, reporting that on November 29 all gates were open early in the morning with no staff present. They also criticized Streeleaf for slow, inconsistent streetlight repairs and lack of accountability, noting dark areas near the dog park. They requested better communication from Streeleaf, a new light pole by the gates, and reminded residents to keep garage doors closed at night. Mr. Lawson would follow up with Streeleaf.

EIGHTH ORDER OF BUSINESS – Adjournment

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

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

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

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

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 10

AGENDA

November 5, 2025

Hidden Creek Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Hidden Creek Community Development District, ("the District") for the fiscal year ended September 30, 2025.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Hidden Creek Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$3,600 for the year ending 2025. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.

- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Reporting

We will issue a written report upon completion of our audit of Hidden Creek Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Hidden Creek Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

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

RESPONSE:

This letter correctly sets forth the understanding of Hidden Creek Community Development District.

Management signature: _____

Title: _____

Date: _____

EXHIBIT 11

AGENDA

License # 8513091726

Josh@allcircuitselectricllc.com


All Circuits Electric LLC
(813) 442-3899

QUOTE

DATE: **11/12/2025**
EXP. DATE: **11/08/2025**
QUOTE # **6361**

All Circuits Electric LLC
<https://www.facebook.com/AllCircuitsElectricLLC/>
6200 Flamingo Dr.
Apollo Beach, FL 33572
Phone: 813 4423899
Email: office@allcircuitselectricllc.com

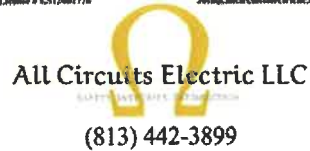
BILL TO:

South shore bay
Tanner Dalechek
16881 Lagoon Shore Boulevard
Wimauma, Florida 33598, US

SERVICE TO:

South shore bay
Tanner Dalechek
16881 Lagoon Shore Boulevard
Wimauma, Florida 33598, US

ITEM	DESCRIPTION	QTY	PRICE PER	UNIT	AMOUNT	TAX
				SUBTOTAL	\$0.00	
				TAX RATE*		
				TAX	\$0.00	
				OTHER	-	
				TOTAL	\$0.00	



QUOTE

DATE: 11/12/2025
EXP. DATE: 11/08/2025
QUOTE # 6361

MEMO

This quote is for the following work as described below:

Available power at existing panel is 480/277 3 phase 4 wire.
(No 120v Available, will need transformer)

- * Furnish and install 480v 3 phase input/120v single split phase output transformer.
- * Furnish and install 2-pole 50 amp 480v breaker for existing panel.
- * Furnish and install outdoor rated sub panel.
- * Furnish and install all conduit, fittings, and wiring for connection of exiting panel to transformer.
- * Furnish and install all conduit, fittings, and wiring for connection of transformer to sub panel.
- * Furnish and install (4) GFCI breakers.
- * Furnish and install all conduit, fittings, wiring, and devices for (4) dedicated WR quad receptacles with weather resistant in use covers.
- * Permitting fees.

Job total:
\$6180.00


Charmm
11/18/25

*** This quote is good for (30) days.

*** Payment is due upon completion of quoted work.

*** Payments made more than (7) days late may be subject to a late fee not to exceed 30% of the job total.

*** Warranty for one year on parts and workmanship. (Warranty does not cover natural disasters, weather, or misuse.)



QUOTE

DATE: 11/12/2025
 EXP. DATE: 11/08/2025
 QUOTE # 6361

TERMS & CONDITIONS

- *** This quote is for the worked described only.
- *** Customer may add, remove, and/or modify any portion of this quote and a new total will be calculated accordingly.
- *** This quote is good for 30 days.

EXHIBIT 12

AGENDA

Hidden Creek CDD

Stantec
Vasili Kostakis

Project:

Hidden Creek CDD Signage and Striping

Lagoon Shore Blvd
Wimauma, FL 33598



Service Provider Information

Company Info



Firm Foundations Asphalt & Concrete LLC
10701 N Nebraska Ave
Tampa, Florida 33612

P: 813-853-6597
<http://www.firmfoundations.solutions>

Contact Person

Arthur Wilmoth
Senior Project Manager
arthur@firmfoundations.solutions
Cell: 813-853-6597
Office 813-853-6597

About Us

Firm Foundations

Established in 2021, Firm Foundations was born out of the idea to help provide our community with long lasting solutions. Today, as a state certified Building Contractor we continue to bring the same long lasting customized solutions to the Eastern United States.

Details and Facts in a simple, easy to understand proposal.
A Firm Start = A Strong Finish

CBC1267421

Signage and Thermoplastic.

1. MOT - For lanes closures during the work times.
 2. Thermoplastic
 - Arrow, Crosswalks, Yellow and White Lines and 1 stop Bar.
 3. Install the following signs with 3" black powered coated poles and a ball final top using high intensity prismatic sheeting - All MUTCD standards will be followed
Solar Crosswalk Assembly (RRFB) with W11-02 & W16-07P/PL
18
W02-06 (Traffic Circle Ahead), 36"x36"
7
W16-12P ("Traffic Circle" plaque)
7

R01-02 (Yield)
11

R03-08
7

R06-04
7
 4. Locations:
 - Lagoon Shore at Captain Davis Roundabout
 -
 - Lagoon Shore at Scuba Crest Roundabout
 -
 - Lagoon Shore at Avid Reef Way
- Total Price: \$437,637.00

Price Breakdown: Hidden Creek CDD Signage and Striping

Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on November 10, 2025. **Job Number:** 778

Item	Description	Cost
1.	Signage and Thermoplastic.	\$437,637.00
Total:		\$437,637.00

Authorization to Proceed & Contract

This Proposal is in effect for 15 days from the date noted above. We reserve the right to resubmit, amend and or withdraw this Proposal based upon our review of the proposed work and pricing changes.

To authorize the work, please sign below and return the signed copy to us. When authorized, we will begin work as soon as weather and previous commitments permit, and/or when a mutually acceptable time is established.

Acceptance of this Proposal indicates the costs stated in this Proposal, specifications, and conditions are satisfactory and are hereby accepted. Payment will be per terms listed above.

Upon execution, below, this Proposal, including the Terms & Conditions below, becomes a legally enforceable Contract.

Any and all prior Contracts, warranties or representations made by either party (verbally or otherwise) are superseded by this Contract.

Acceptance

We agree to pay the total sum or balance in full 30 days after the completion of work.

Any changes to the work may affect pricing.

Additional work will be billed separately.

Half payment (50%) due upon signing.

Final payment will be due upon substantial completion of the work, as determined by Firm Foundations.

Date: _____

Vasili Kostakis
Stantec
777 S Harbour Island Blvd #600
Tampa, FL 33602
vasili.kostakis@stantec.com

Arthur Wilmoth | Senior Project Manager
Firm Foundations Asphalt & Concrete LLC
10701 N Nebraska Ave
Tampa, Florida 33612
E: arthur@firmfoundations.solutions
C: 813-853-6597
P: 813-853-6597
<http://www.firmfoundations.solutions>

Additional Info: Hidden Creek CDD Signage and Striping

Terms & Conditions

1. I. PROJECT PROVISIONS

- a. Guidelines: The Work will be performed in substantial conformance to this Contract and industry standards. Firm Foundations will comply with all applicable laws, ordinances, rules, and regulations.
- b. Existing Surface: The existing surface will be expected to support the weight of all trucks and construction equipment. In the event that sinking or cracking of asphalt or concrete may occur, Firm Foundations will not be held liable for damages to any existing concrete or asphalt. Further, Owner understands and acknowledges that damage to landscaping may occur due to operations for which Firm Foundations shall not be liable for damages.
- c. Change Orders: As directed by the Owner, material manufacturer or distributor, construction lender, public body or inspector, or as deemed necessary by Firm Foundations, any alteration or deviation from the specifications listed above that involves extra cost (labor, materials, overhead & profit) will be paid for by the Owner, regardless of whether or not executed by the parties in a written change order. Other expenses incurred because of unusual, unanticipated, or unforeseeable conditions, such as, for example, increased depth of excavation, need to import clean fill, etc., will also be paid for by the Owner.
- d. Material Escalation: This Proposal is based on the current price of materials. If there is a price increase in the materials used for this job, there will be an additional charge for the difference.
- e. Performance/Delay: All work will be performed in a timely manner and/or as required by the Contract. Owner acknowledges that Firm Foundations will be excused for any delay beyond his reasonable control, including, but not limited to, material shortages, acts of God, labor disputes, inclement weather, acts of public authority, acts of the Owner, or other unforeseen contingencies.

II. FINANCIAL RIGHTS AND RESPONSIBILITIES

- a. Permits: If required, Firm Foundations will provide all documents, drawings necessary and fees for Owner to file a Notice of Commencement and to obtain all required building permits. Owner shall pay for all permits, or such reimbursable costs will be added to Owner's final invoice.
- b. Taxes, Assessments and Charges: Taxes, special assessments of all descriptions, and charges required by public bodies and utilities will be paid for by the Owner.

III. OWNER'S RIGHTS AND RESPONSIBILITIES

- a. CONSTRUCTION LIENS: ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

- b. CONSTRUCTION INDUSTRY RECOVERY FUND, SECTION 489.1425
PAYMENT MAY BE AVAILABLE FROM THE CONSTRUCTION INDUSTRIES RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A STATE-LICENSED CONTRACTOR, FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM. CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Department of Business and Professional Regulation
2601 Blair Stone Road
Tallahassee, FL 32399
850/487-1395

- c. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.
- d. Insurance: Owner will maintain property damage insurance at least equal to the Contract price.
- e. Damage to Project: Firm Foundations shall not be responsible for any damage caused by the Owner, or other causes beyond the control of the Firm Foundations. Owner shall pay for any and all restoration work.
- f. Risk of Loss: Owner hereby assumes the risk of loss for all labor and materials until substantial completion is

Proposal: Hidden Creek CDD Signage and Striping



achieved and final payment has been made. Owner shall assume, pay for, and indemnify Firm Foundations against any and all damage to, or loss, or destruction of materials, including the Contract value of any work performed, by any cause whatsoever, except causes directly attributable to the gross negligence of Firm Foundations.

IV. FIRM FOUNDATIONS'S RIGHTS AND RESPONSIBILITIES

- a. Right to Stop Work: If any payment under this Contract is not made when due, the Firm Foundations may suspend work on the job until such time as all payments due have been made.
- b. Substitution of Materials: Firm Foundations may substitute materials without notice to the Owner in order to allow work to proceed, provided that the substituted materials are of equal or better quality than those listed in the specifications.
- c. Salvage: All salvage resulting from work under this Contract is to be retained by the Firm Foundations unless other Contracts are contained in the specifications.
- d. Insurance: Firm Foundations will maintain workers' disability compensation insurance for its employees and comprehensive public liability insurance policies. All subcontractors have or will have certificates of insurance or certificates of exemption at the time the services are rendered.
- e. Cancellation: Firm Foundations reserves the right to cancel this Contract if Firm Foundations or any engineer and/or representatives of the manufacturer or building department determine that the work cannot be performed and/or will not afford proper installation.

V. COMPLETION OF PROJECT

- a. Notice: On permitted Projects; Owner agrees that acceptance by the building department constitutes final completion. On non-permitted Projects, determination of final completion shall rest solely with Firm Foundations.
- b. Cleanup: Firm Foundations is responsible for removing debris and surplus material from the property and leaving the property in a neat and orderly condition.

VI. GENERAL PROVISIONS

- a. Notice: Any notice required or permitted under this Contract may be given by certified or registered mail at the addresses contained in the Contract.
- b. Prohibition of Assignment: Neither party may assign this Contract or payment due under this Contract without the written consent of the other party.
- c. Entire Contract: This document constitutes the entire Contract of the parties. No other Contracts exist. This Contract can be modified only by written Contract signed by both parties.
- d. Choice of Law/Venue: This Contract shall be construed in accordance with and governed by the laws of the State of Florida. Venue of any proceeding relating to this Contract shall be in the county where the property is situated.
- e. Dispute Resolution: Any dispute arising out of this Contract shall be submitted to non-binding informal mediation prior to bringing any legal proceedings to enforce its terms.
- f. Severability: If any provision of this Contract should be deemed void or unenforceable, the remaining provisions shall survive and remain enforceable.
- g. Payments: Final payment is due upon substantial completion of the project. Failure of Owner to pay all amounts due within thirty (30) days of substantial completion shall constitute a material breach of this Contract by Owner. The Owner agrees to pay any and all costs of collections, including reasonable attorney's fees and costs, in the event Owner defaults in his/her payment obligations. Should Owner terminate this Contract prior to commencement of the work, Owner's deposit shall be partially retained by Firm Foundations in satisfaction of Firm Foundations' time and/or preliminary costs incurred.
- h. Interest: All unpaid amounts due and owing to Firm Foundations shall bear interest at 1.5% per month (18% per annum), beginning thirty (30) days after payment is due or substantial completion, as may be applicable.
- i. Limited Warranty: Firm Foundations warrants the Owner(s) that the services provided will be free from defects for one year. This Limited Warranty covers the repair or replacement of any defective installation or workmanship in the affected area only. The scope of needed repairs and/or replacement to remedy any installation or workmanship defects found shall be at the sole discretion of the Firm Foundations. Owner agrees that Firm Foundations shall not be responsible or liable for any cold joints, cracks or any area not specifically replaced by Firm Foundations and that such warranty is specifically limited to Firm Foundations' installation process. All other causes of installation or workmanship failure(s) including, but not limited to: defects or damage resulting from accident or intentional damage; all Acts of God of inclement weather; settlement of the subject building; structural failures, including foundations, walls and trusses, etc.; improper maintenance and care; modification or alteration; normal weathering; or other adverse conditions beyond the control of the Firm Foundations, are expressly excluded from this Limited Warranty. **THIS LIMITED WARRANTY IS IN LIEU OF ANY AND ALL OTHER EXPRESS OR IMPLIED WARRANTIES INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**
- j. Limitation on Damages: Owner agrees that Firm Foundations shall not be liable for any consequential or incidental damages related to defective materials, installation or any labor provided under this Contract and further agrees that Firm Foundations shall not be liable for damage to any utilities or structures to include: gas, electric, plumbing, phone, cable, dog fencing, sprinklers, culvert pipes, etc.

k. Indemnification. If Owner, or any of its agents, engineers, architects, contractors, subcontractors, suppliers or subsequent purchasers, brings a claim against Firm Foundations, then Owner shall indemnify and reimburse Firm Foundations for all damages, taxable court costs, other related but non-taxable costs and expenses, and reasonable attorney's fees, incurred by Firm Foundations defense of such claim(s).

EXHIBIT 13

AGENDA

PROPOSAL

Hidden Creek CDD

Crosswalk and Roundabout Striping

02/12/2025

Provide and install signage and thermo-striping at 3 intersections along Lagoon Shore Blvd. in accordance with plans dated 9/25 provided by District Engineer.

Line striping in roundabouts is only included within area bounded by crosswalk striping

Scope includes:

Street Signs	39 each	
Backer Plates	39 each	
3" x 14' Posts	23 each	
12" Crosswalk Stripes	1630 feet	
6" Line Stripes	2364 feet	
Directional arrows	23 each	
24" Stop Bar	1 each	
	TOTAL	₱74,000

Solar powered "Pedestrian Crossing" signs

9 each	
TOTAL	₱36,000

GRAND TOTAL \$110,000

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

EXHIBIT 14

AGENDA

ESTIMATE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
+1 (813) 568-2891



Bill to
Hidden Creek CDD

Estimate details
Estimate no.: 1196
Estimate date: 11/10/2025

Job Site Address: 16654 Mooner Plank
Circle

Description

Stormwater Pipe & Pavement Repair: Locates will need to be done. Excavate depressed pavement area measuring approximately 20' x 6' to expose stormwater piping. Locate and remove damaged pipe section causing soil washout due to separation/collapse at the curb inlet. Install new pipe section and mortar it securely into the inlet opening. Backfill with properly compacted soil, reinstall base material, and repave asphalt to existing grade. Cleanup of work area included.

Cost is not to exceed \$38,000.00

Accepted date

Accepted by

EXHIBIT 15

AGENDA



State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Hidden Creek S/S Fountain

By

The Pool Works of Florida
November 10, 2025



Commercial Pool Construction, Renovation & Innovation

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Company Profile

The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.



Construction | Renovation | Repairs & Service | Pool Furniture

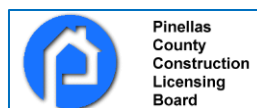
The following resources are available to verify licensing and business practices.

Better Business Bureau



www.bbbwestflorida.org
727-535-5522

Pinellas County Construction Licensing Board



www.pcclb.com
727-536-4720

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

PROPOSAL

Submitted To: Hidden Creek CDD South Shore fountain

Date: November 10, 2025

Work to be performed at: 16620 Lagoon Shore Blvd.

Point of Contact: Vasili Kostakis vasili.kostakis@stantec.com

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Install Pentair TR 100 HD sand filter 75 PSI. max pressure

Includes new multiport valve, check valves and installation.

PROPOSAL TOTAL \$ 6,495.00



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Hidden Creek CDD

Date: November 10, 2025

1. Payment schedule as follows:

100% due within 7 days of completion

\$ 6,495.00.

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

6. Projects won't begin without a deposit received 60 days prior to the start date.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

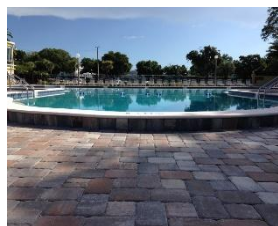
Signature _____ Date _____

Signature _____ Date _____

NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.



State of Florida Pool Contractor, License # CPC1457968



commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.

Hydrazzo Pool & Spa Finishes

A silky smooth texture, combined with the proven durability of exposed aggregates.



repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- **Variable Speed Pumps** Save up to 90%
- **LED Pool & Spa Lighting** reduces energy consumption up to 89%
- **Heating** - Air Source Heat Pumps can save you up to 75%
- **Salt Systems** save you 75-80% over standard chlorine solutions



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We'll match a competitor's price on any exact project scope.

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Commercial Pool Furniture

Servicing Greater Tampa Bay's Commercial Properties



The Pool Works is your one-stop resource for commercial pool furniture. We represent the leading American manufacturers in the industry. This brings diversity in design and style, while delivering on quality and performance.

Whether you are looking for something simple or resort-style elements, we have it all. Our prices can't be beat...let us quote your next project!

Commercial Pool Furniture and Umbrellas

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Call Dawn Shanley 727.938.8389

Email Requests: dshanley@thepoolworks.com



Furniture Refurbishment Services

If you're frames are still in great shape and it's simply time to re-strap, re-sling or replace cushions... We can refurbish any manufacturers chairs, chaise, ottomans and tables with a great selection of powder coating colors, fabrics and vinyl. We deliver, unpack, assemble & set up.

- Re-Sling
- Re-Strap
- Powder Coat
- Replacement Cushions

Set up an appointment at our place or yours.



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EXHIBIT 16

AGENDA



State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Hidden Creek S/S Fountain

By

The Pool Works of Florida
August 8, 2025



Commercial Pool Construction, Renovation & Innovation

The Pool Works of Florida, Inc.
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Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



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Construction | Renovation | Repairs & Service | Pool Furniture

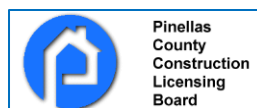
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State of Florida Pool Contractor, License # CPC1457968

PROPOSAL

Submitted To: Hidden Creek CDD South Shore fountain

Date: August 8, 2025

Work to be performed at: 16620 Lagoon Shore Blvd.

Point of Contact: Vasili Kostakis vasili.kostakis@stantec.com

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Repair to the slate veneer surface of the entrance fountain as follows.

1. Clean and prepare the substrate where the slate veneer has come off.
Approx. 12 Sq.ft.
2. Apply elastomeric caulk to open joint areas at repair site.
3. Install new slate veneer in repair areas with flexible stone adhesive.
4. Clean work area when complete.

Note: We will match the new slate material as close as possible. This is a repair and has no warranty.

PROPOSAL TOTAL \$ 2,350.00

The Pool Works of Florida, Inc.
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Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



Page 71 of 98



State of Florida Pool Contractor, License # CPC1457968



commercial construction

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Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

pool & spa finishes

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repairs

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- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

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- **LED Pool & Spa Lighting** reduces energy consumption up to 89%
- **Heating** - Air Source Heat Pumps can save you up to 75%
- **Salt Systems** save you 75-80% over standard chlorine solutions

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azzo Pool & Spa Finishes

smooth texture, combined with the proven durability of exposed aggregates. We'll match a competitive price for any exact project scope.



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Servicing Greater Tampa Bay's Commercial Properties



Commercial Pool Furniture and Umbrellas

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Call Dawn Shanley 727.938.8389

Email Requests: dshanley@thepoolworks.com



Furniture Refurbishment Services

If you're frames are still in great shape and it's simply time to re-strap, re-sling or replace cushions... We can refurbish any manufacturers chairs, chaise, ottomans and tables with a great selection of powder coating colors, fabrics and vinyl. We deliver, unpack, assemble & set up.

- Re-Sling

- The Pool Works of Florida, Inc.

- 9191 130th Avenue North | Largo, FL 33773

- 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

- Replacement Cushions

Set up an appointment at our place or yours.





State of Florida Pool Contractor, License # CPC1457968

EXHIBIT 17

AGENDA

Hidden Creek CDD

Gary Schwartz

Complete

Score	64 / 97 (65.98%)	Flagged items	3	Actions	3
-------	------------------	---------------	---	---------	---

25 Nov 2025 10:44 EST

Prepared by

Gary Schwartz

Ponds	2 flagged, 2 actions, 24 / 33 (72.73%)
-------	--

Ponds 1	3 / 3 (100%)
---------	--------------

Ponds

Good



Photo 1

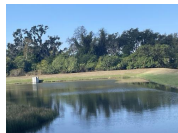


Photo 2

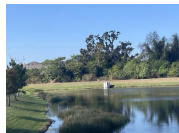


Photo 3

Pond Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.711126207666428,
-82.32552173364269)

Ponds 2	2 / 3 (66.67%)
---------	----------------

Ponds

Fair

The receded pond is overall well maintained. The pond is showing dead torpedo grass and plant material due to the low water level..



Photo 4

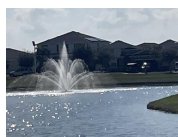


Photo 5



Photo 6

Pond Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.710583465978562,
-82.32558133548312)

Ponds 3	2 / 3 (66.67%)
---------	----------------

Ponds

Fair

The receded pond is overall well maintained. The pond is showing dead torpedo grass and plant material due to the low water level..



Photo 7



Photo 8



Photo 9

Pond Location

16615 Grotto Steam Pl
Wimauma FL 33598
United States
(27.709526829447327,
-82.32967548080005)

The receded pond is overall well maintained. The torpedo grass was treated and is dead.

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 10



Photo 11



Photo 12

Pond Location

16618 Maude Dr
Wimauma FL 33598
United States
(27.709992241728163,
-82.32762154112528)

Ponds 5

3 / 3 (100%)

Ponds

Good

The plant growth in the pond are beneficial Gulf Spikerush.



Photo 13



Photo 14

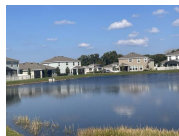


Photo 15

Pond Location

16748 Mooner Plank Cir
Wimauma FL 33598
United States
(27.709184523937903,
-82.32326219779415)

Ponds 6

2 / 3 (66.67%)

Ponds

Fair

The pond is heavily receded, but overall well maintained. Steadfast will provide an estimate to cut down and remove dead invasive plant material.



Photo 16



Photo 17



Photo 18

Pond Location

5123 Flowing Oar Rd
Wimauma FL 33598
United States
(27.708766779765195,
-82.32495947592872)

Ponds 7

3 / 3 (100%)

Ponds

Good

The plants in the pond are beneficial Spikerush.

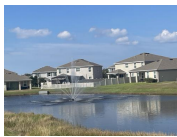


Photo 19



Photo 20



Photo 21

Pond Location

5014 Jackel Chase Dr
Wimauma FL 33598
United States
(27.706025041753026,
-82.32361294495735)

Ponds 8

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

Ponds

Poor

There is trash in the ponds. Duckweed is beginning to grow. Steadfast will need to follow up with the correct protocol.



Photo 22

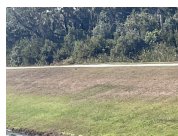


Photo 23



Photo 24

To do | Assignee: Gary Schwartz | Priority: Low | Due: 2 Dec 2025 11:51 EST | Created by: Gary Schwartz

Immediate attention needed.

Pond Location

16945 Trite Bend St
Wimauma FL 33598
United States
(27.706968390125954,
-82.32889539604737)

Ponds 9

2 / 3 (66.67%)

Ponds

Fair

The receded pond is overall well maintained. The pond is showing dead torpedo grass and plant material due to the low water level. Steadfast will submit an estimate to remove the dead Willow.



Photo 25



Photo 26



Photo 27

Pond Location

5009 Boxer Stitch Ct
Wimauma FL 33598
United States
(27.705703960370684,
-82.32660842701094)

Ponds 10

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

Ponds

Poor



Photo 28



Photo 29



Photo 30

To do | Assignee: Gary Schwartz | Priority: Low | Due: 2 Dec 2025 12:03 EST | Created by: Gary Schwartz

Invasive plant material and trash in the pond.

Pond Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.700793426537754,
-82.32384394004436)

Ponds 11

2 / 3 (66.67%)

Ponds

Fair

Filamentous algae is forming in the pond. The plant growth in the pond is beneficial. Spikerush.



Photo 31



Photo 32



Photo 33

Pond Location

16960 Oval Rum Dr
Wimauma FL 33598
United States
(27.7018661720587,
-82.33095038243657)

The filamentous algae in the pond needs to be treated.

Landscaping

17 / 18 (94.44%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.71236326030528,
-82.32585471521338)

Landscaping 2

3 / 3 (100%)

Landscaping

Good



Photo 39

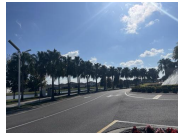


Photo 40



Photo 41



Photo 42

Landscaping Location

5113 State Road 674
Wimauma FL 33598
United States
(27.711477507449725,
-82.32543735089374)

Landscaping 3

3 / 3 (100%)

Landscaping

Good



Photo 43



Photo 44

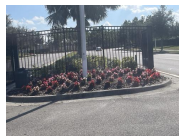


Photo 45



Photo 46

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.709340457830308,
-82.3244903516791)

Landscaping 4

2 / 3 (66.67%)

Landscaping

Fair

Plant replacements are needed Turf fertility issues need to be resolved. Weeds in plant bed.



Photo 47



Photo 48



Photo 49



Photo 50

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.709062501260384,
-82.32420858828762)

Landscaping 5

3 / 3 (100%)

Landscaping

Good



Photo 51



Photo 52



Photo 53



Photo 54

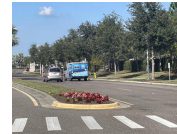


Photo 55



Photo 56

Landscaping Location

16610 Mooner Plank Cir
Wimauma FL 33598
United States
(27.70905496359528,
-82.3235353429886)

Landscaping 6

3 / 3 (100%)

Landscaping

Good



Photo 57



Photo 58



Photo 59



Photo 60

Landscaping Location

5146 Flowing Oar Rd
Wimauma FL 33598
United States
(27.707316896833326,
-82.32364770270249)

Mailbox

Good

Mailbox Location

16695 Maude Dr
Wimauma FL 33598
United States
(27.709493016129283,
-82.32792810651448)



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65

Streetlights

Working

Streetlights Location

16619-16621 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.711372295193435,
-82.32599196211082)



Photo 66

Entrance Monuments

Good



Photo 67

Entrance Monuments - Secondary

Gates

Good

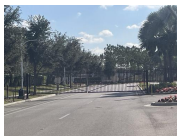


Photo 68

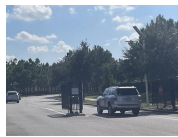


Photo 69

Gates - Secondary

Poor



Photo 70

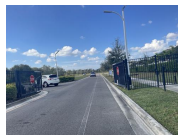


Photo 71

To do | Assignee: Gary Schwartz | Priority: Low | Due: 2 Dec 2025 12:06 EST | Created by: Gary Schwartz

The Hidden Creek gates are scheduled to be repaired.

Sidewalks

Good



Photo 72



Photo 73

Sidewalks Location

16619-16621 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.711257665381357,
-82.32586277410827)

Common Area Fence

Good



Photo 74



Photo 75

Roads

Good



Photo 76



Photo 77

Roads Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.71221763475972,
-82.3258324038689)

Amenities3 / 21 (14.29%)

Amenities 13 / 21 (14.29%)

Basketball Court

Tennis Court

Clubhouse

Clubhouse Restroom

Pool

Tot Lot

Dog Park

Good



Photo 78



Photo 79

WiFi Speed at Clubhouse

Sign Off

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

Gary Schwartz
25 Nov 2025 19:14 EST

Flagged items & Actions

3 flagged, 3 actions

Flagged items

3 flagged, 3 actions

Page 1: Initial questions / Ponds / Ponds 8

Ponds

Poor

There is trash in the ponds. Duckweed is beginning to grow. Steadfast will need to follow up with the correct protocol.



Photo 22

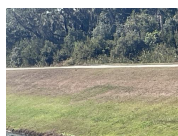


Photo 23

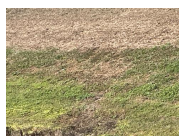


Photo 24

To do | Assignee: Gary Schwartz | Priority: Low | Due: 2 Dec 2025 11:51 EST | Created by: Gary Schwartz

Immediate attention needed.

Page 1: Initial questions / Ponds / Ponds 10

Ponds

Poor

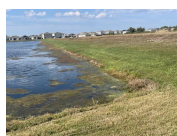


Photo 28

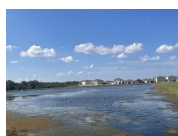


Photo 29



Photo 30

To do | Assignee: Gary Schwartz | Priority: Low | Due: 2 Dec 2025 12:03 EST | Created by: Gary Schwartz

Invasive plant material and trash in the pond.

Page 1: Initial questions

Gates - Secondary

Poor



Photo 70



Photo 71

To do | Assignee: Gary Schwartz | Priority: Low | Due: 2 Dec 2025 12:06 EST | Created by: Gary Schwartz

The Hidden Creek gates are scheduled to be repaired.

Other actions

0 actions

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79

EXHIBIT 18

AGENDA

ANNUAL PERFORMANCE REPORT

Pursuant to Section 189.0694, Florida Statutes

Fiscal Year: 2024–2025

1. Executive Summary

This Annual Performance Report summarizes the District's operational performance, statutory compliance, and progress toward adopted Goals & Objectives. All goals were achieved.

2. District Overview

The District is a governmental entity responsible for financing, operating, and maintaining public infrastructure, stormwater facilities, landscaping, and community assets.

3. Goals & Objectives Performance Summary

3.1 Community Communication & Engagement

Goal 1.1 – Public Meetings Compliance: **Achieved**

Goal 1.2 – Notice of Meetings Compliance: **Achieved**

Goal 1.3 – Access to Records: **Achieved**

3.2 Infrastructure & Facilities Maintenance

Goal 2.1 – Site Inspections: **Achieved**

3.3 Financial Transparency & Accountability

Goal 3.1 – Budget Preparation & Adoption: **Achieved**

Goal 3.2 – Financial Reports: **Achieved**

Goal 3.3 – Annual Financial Audit: **Achieved**

4. Summary Conclusion

All goals and objectives were successfully met. The District continued to maintain compliance, transparency, and efficient operations.

Kai Community Development Services