

# *Hidden Creek Community Development District*

## *AGENDA*

Seat 5: Michael Lawson - C	
Seat 4: Samantha Coddington - VC	
Seat 3: Michael Susic - AS	
Seat 2: Doug Draper - AS	
Seat 1: Karen Cassels - AS	

Monday  
January 12, 2026  
6:30 p.m.

Vista Palms Clubhouse  
5019 Grist Mill Court  
Wimauma, FL 33598  
[https:// https://us06web.zoom.us/j/82623381980](https://us06web.zoom.us/j/82623381980)  
Meeting ID: 826 2338 1980  
Passcode: wP3yDE  
Zoom Phone #: 929-205-6099

### Board of Supervisors Meeting

- I. Roll Call
- II. Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- III. Business Items
  - A. Discussion on Sidewalk Repair
    - Sidewalk Photos **Exhibit 1**
- IV. Consent Agenda
  - A. Consideration for Acceptance – The Unaudited November 2025 Financials **Exhibit 2**
    - The Negative Variance Report for November 2025 **Exhibit 3**
  - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held December 8, 2025 **Exhibit 4**
  - C. Ratification of Zeus Safety and Marketing LLC – Thermo Striping - \$25,094.00 **Exhibit 5**
- V. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. Field Staff
    - Field Inspection Report **Exhibit 6**
    - Consideration of Proposals
      - ECS Integrations – Loop Detectors Installation - \$770.00 **Exhibit 7**
      - ECS Integrations – Memory Chip Replacement - \$3,710.00 **Exhibit 8**
      - Florida Commercial Care – Stump Grinding - \$5,752.60 **Exhibit 9**

- South Shore Signs – Wildlife Signs - \$516.00 **Exhibit 10**
- Steadfast Alliance – Vegetation Removal Proposal - \$19,448.00 **Exhibit 11**
- 1. Photos **Exhibit 12**

D. District Manager

- Presentation of Notice of Violation **Exhibit 13**
- Tot Lot Discussion

VI. Supervisors Requests

VII. Audience Comments – New Business – (Audience Comments Limited to 3 Minutes per Person)

VIII. Next Regularly Scheduled Board Meeting is **Monday, February 9, 2026, at 6:30 p.m.** at Vista Palms Clubhouse

IX. Adjournment

*Meetings are open to the public and may be continued to a time, date, and place certain. For more information regarding this CDD please visit the website: <https://www.hiddencreekcdd.org>*

# **EXHIBIT 1**

AGENDA





# **EXHIBIT 2**

AGENDA

**Hidden Creek  
Community Development District**

**Financial Statements  
(Unaudited)**

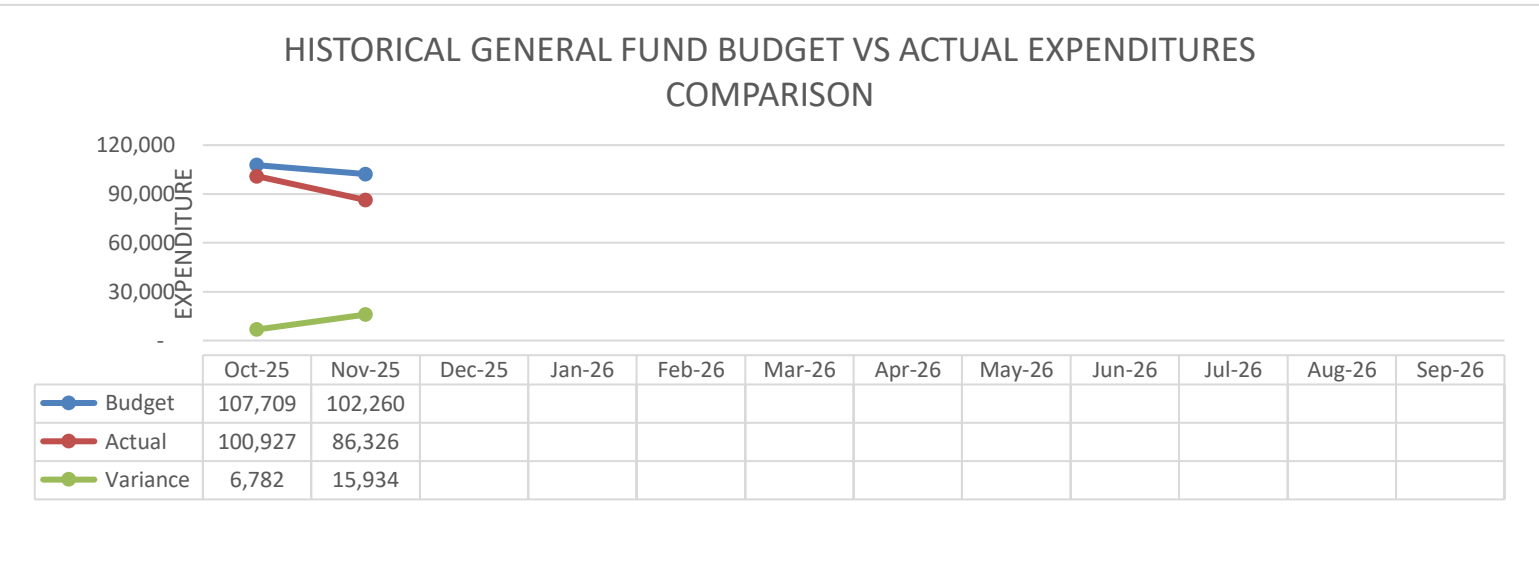
**November 30, 2025**

# Hidden Creek CDD

## Financial Report Summary - General Fund & Construction Fund

### 11/30/2025

1	For The Period Ending :	GENERAL FUND 11/30/2025		
2	CASH BALANCE	\$	377,377	
3	PLUS: RESTRICTED CASH		99,488	
4	PLUS: ACCOUNTS RECEIVABLE - ON ROLL		2,793,536	
5	PLUS: ACCOUNTS RECEIVABLE - OTHER		13,221	
6	PLUS: DEPOSITS AND PREPAID EXPENSES		6,850	
7	PLUS: DUE FROM OTHER FUNDS		5,445	
8	LESS: ACCOUNTS PAYABLE		(97,399)	
9	LESS: DEFERRED ACCOUNTS RECEIVABLE - ON ROLL		(2,793,536)	
10	LESS: DUE TO DEBT SERVICE		(45,488)	
11	NET CASH BALANCE	\$	359,495	
GENERAL FUND REVENUE AND EXPENDITURES (FY 2024 YTD):				
		11/30/2025 ACTUAL YEAR-TO-DATE	11/30/2025 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
12	REVENUE (YTD) COLLECTED	\$ 92,995	\$ 147,195	\$ (54,200)
13	EXPENDITURES (YTD)	(187,253)	(211,232)	23,978
14	NET OPERATING CHANGE	\$ (94,259)	\$ (64,037)	\$ (30,222)
15	AVERAGE MONTHLY EXPENDITURES	\$ 93,627	\$ 105,616	\$ 11,989
16	PROJECTED EOY BASED ON AVERAGE	\$ 1,123,519	\$ 1,267,390	\$ 143,870
GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:				
		11/30/2025 ACTUAL YEAR-TO-DATE	11/30/2025 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
17	REVENUE:			
18	ASSESSMENTS-ON-ROLL (NET)	\$ 90,007	\$ 144,195	\$ (54,188)
19	ASSESSMENTS-OFF-ROLL (NET)	-	-	-
20	SOUTHSHORE BAY CLUB	2,988	3,000	(12)
21	MISCELLANEOUS REVENUE	-	-	-
22	EXPENDITURES:			
23	ADMINISTRATIVE EXPENDITURES	28,345	37,449	9,104
24	DEBT SERVICE ADMINISTRATION	4,133	4,133	-
25	FIELD SERVICE EXPENDITURES - LANDSCAPE	31,943	40,986	9,043
26	FIELD SERVICE EXPENDITURES - STREETLIGHTS	5,790	6,207	417
27	FIELD SERVICE EXPENDITURES - POND MAINTENENACE	8,381	7,705	(676)
28	FIELD SERVICE EXPENDITURES - OTHER	108,662	114,752	6,090
29	TOTAL EXPENDITURES	\$ 187,253	\$ 211,232	\$ 23,978





**HIDDEN CREEK CDD**  
**BALANCE SHEET**  
**November 30, 2025**

	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>ACQ &amp; CONST. FUND</u>	<u>CONSOLIDATED TOTALS</u>
<b>1 <u>ASSETS:</u></b>				
2 CASH	\$ 377,377	\$ -	\$ -	\$ 377,377
3 RESTRICTED FOR DS	45,488	-	-	45,488
4 RESTRICTED FOR ROAD MAINTENANCE	54,000	-	-	54,000
5 TOTAL CASH	<u>\$ 476,865</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 476,865</u>
6 REVENUE	-	63,313	-	63,313
7 CAPITALIZED INTEREST	-	-	-	-
8 DEBT SERVICE RESERVE	-	413,409	-	413,409
9 COST OF ISSUANCE	-	-	-	-
10 CAPITALIZED INT.	-	-	-	-
11 PREPAYMENT	-	2,535	-	2,535
12 COST OF ISSUANCE	-	-	-	-
13 CAPITALIZED INT	-	-	-	-
14 ACQ. & CONSTR.	-	-	2,546	2,546
15 ACCOUNTS RECEIVABLE	13,221	-	-	13,221
16 REC. On-Roll ASSESSMENT	2,793,536	1,272,350	-	4,065,886
17 REC. EXCESS FEES	-	-	-	-
18 DEPOSITS	51,010	-	-	51,010
19 PREPAID EXPENSES	6,850	-	-	6,850
20 DUE FROM OTHER FUNDS	5,445	45,488	-	50,933
21 <b>TOTAL ASSETS</b>	<u><u>\$ 3,346,927</u></u>	<u><u>\$ 1,797,095</u></u>	<u><u>\$ 2,546</u></u>	<u><u>\$ 5,146,568</u></u>
<b>22 <u>LIABILITIES:</u></b>				
23 ACCOUNTS PAYABLE	\$ 62,996	\$ -	\$ -	\$ 62,996
24 ACCRUED EXPENSES	34,403	-	-	34,403
25 DUE TO DEBT SERVICE	45,488	-	-	45,488
26 DUE TO OTHER FUNDS	-	-	5,445	5,445
27 RETAINAGE PAYABLE	-	-	-	-
28 DEFERRED REVENUE ON-ROLL	2,793,536	1,272,350	-	4,065,886
29 <b><u>FUND BALANCE:</u></b>				-
30 RESTRICTED FOR:				-
31 CAPITAL PROJECTS	-	-	-	-
32 RESTRICTED	-	524,745	(2,899)	521,846
33 ASSIGNED:	54,000	-	-	54,000
34 NONSPENDABLE	57,860	-	-	57,860
35 UNASSIGNED:	392,904	-	-	392,904
36 NET CHANGE IN FUND BALANCE	(94,259)	-	-	(94,259)
37 <b>TOTAL LIAB. &amp; FUND BAL.</b>	<u><u>\$ 3,346,927</u></u>	<u><u>\$ 1,797,095</u></u>	<u><u>\$ 2,546</u></u>	<u><u>\$ 5,146,568</u></u>

# HIDDEN CREEK CDD

## GENERAL FUND

### STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE

For the period from October 1, 2025 through November 30, 2025

	<b>FY2026 ADOPTED BUDGET</b>	<b>FY2026 BUDGET YEAR-TO-DATE</b>	<b>FY2026 ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>1 REVENUE</b>				
2 GENERAL FUND REVENUE - ON-ROLL	\$ 1,441,951	\$ 144,195	\$ 90,007	\$ (54,188)
3 DEVELOPER FUNDING	-	-	-	-
4 SOIUTHSHORE BAY CLUB - ROADWAY	1,800	300	300	-
5 SOUTHSHORE BAY CLUB - GATE ATTENDANTS	16,200	2,700	2,688	(12)
6 MISCELLELLANOUS REVENUE	-	-	-	-
<b>7 TOTAL REVENUE</b>	<b>1,459,951</b>	<b>147,195</b>	<b>92,995</b>	<b>(54,200)</b>
<b>8 EXPENDITURES</b>				
<b>9 ADMINISTRATIVE:</b>				
10 SUPERVISORS COMPENSATION	12,000	2,000	1,600	400
11 PAYROLL TAXES	918	153	122	31
12 PAYROLL SERVICES	715	119	100	19
13 MANAGEMENT CONSULTING SERVICES	30,500	5,083	5,083	-
14 PLANNING & COORDINATION SERVICES	24,000	4,000	4,000	-
15 ADMINISTRATIVE SERVICES	7,500	1,250	1,250	-
16 BANK FEES	120	20	-	20
17 MISCELLANEOUS	500	83	-	83
18 AUDITING SERVICES	4,600	-	-	-
19 TRAVEL PER DIEM	300	50	55	(5)
20 INSURANCE	75,000	12,500	11,349	1,151
21 REGULATORY AND PERMIT FEES	175	175	175	-
22 MASS MAILING	4,000	667	-	667
23 LEGAL ADVERTISEMENTS	1,500	250	-	250
24 ENGINEERING SERVICES	12,000	2,000	2,646	(646)
25 LEGAL SERVICES	25,000	4,167	-	4,167
26 WEBSITE DEVELOPMENT AND HOSTING	2,015	1,598	1,598	-
27 MISCELLANEOUS CONTINGENCY	20,000	3,333	366	2,967
<b>28 TOTAL ADMINISTRATIVE</b>	<b>220,843</b>	<b>37,449</b>	<b>28,345</b>	<b>9,104</b>
<b>29 DEBT SERVICE ADMINISTRATION:</b>				
30 ARBITRAGE	950	-	-	-
31 DISSEMINATION AGENT	8,000	750	750	-
32 TRUSTEE FEES	9,262	3,383	3,383	-
<b>33 TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>18,212</b>	<b>4,133</b>	<b>4,133</b>	<b>-</b>
<b>34 PHYSICAL ENVIRONMENT:</b>				
35 WATER	58,000	9,667	2,278	7,388
36 ELECTRICITY	61,200	10,200	10,060	140
37 LANDSCAPE MAINTENANCE	245,916	40,986	31,943	9,043
38 HARDWOOD TREE TRIMING	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	5,000	5,676	(676)
43 PONDS - AQUATICS MAINTENANCE	37,240	6,207	5,790	417
44 PONDS - EROSION REPAIR	10,000	-	-	-
45 PONDS -- STOCKING AND PLANT INSTALL	3,000	-	-	-
46 FOUNTAIN MAINTENANCE & REPAIR	15,000	2,500	-	2,500
47 STREETLIGHTS	290,460	48,410	48,307	103
48 ENTRANCE MONUMENT MAINTENANCE	21,600	3,600	2,600	1,000
49 COMPREHENSIVE FIELD SERVICES	15,000	2,500	2,500	-
50 AMENITY MANAGEMENT	5,000	833	833	-
51 PET WASTE REMOVAL	3,900	650	725	(75)
52 PEST CONTROL	900	150	700	(550)
53 GATE MAINTENANCE & MONTHLY MONITORING	9,000	1,500	5,737	(4,237)

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

	<b>FY2026 ADOPTED BUDGET</b>	<b>FY2026 BUDGET YEAR-TO-DATE</b>	<b>FY2026 ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
54 GATE CLICKERS	6,000	-	-	-
55 FRONT GATE ATTENDANTS	162,000	27,000	26,880	120
56 SECURITY SERVICE	23,760	3,960	3,960	-
57 ENTRANCE GATE CAMERA MAINTENANCE	3,920	653	2,235	(1,582)
58 HOLIDAY LIGHTING	30,000	-	-	-
59 REPAIRS & MAINTENANCE	6,000	1,000	1,051	(51)
60 ROADWAY MAINTENANCE RESERVE	18,000	-	-	-
61 CONSERVATION MAINTENANCE	8,000	1,333	-	1,333
62 CONTINGENCY	58,000	795	795	-
63 <b>TOTAL CONSTRUCTION</b>	<b>1,220,896</b>	<b>169,649</b>	<b>154,775</b>	<b>14,873</b>
64 <b>TOTAL EXPENDITURES</b>	<b>1,459,951</b>	<b>211,232</b>	<b>187,253</b>	<b>23,977</b>
65 <b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	-	(94,259)	(94,259)	(30,223)
66 FUND BALANCE - BEGINNING	-	504,764	504,764	504,764
67 FUND BALANCE - ENDING	<b>\$ -</b>	<b>\$ 410,505</b>	<b>410,505</b>	<b>474,540</b>

**HIDDEN CREEK CDD**  
**DEBT SERVICE FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**For the period from October 1, 2025 through November 30, 2025**

	<b>FY2026 ADOPTED BUDGET</b>	<b>FY2026 BUDGET YEAR-TO-DATE</b>	<b>FY2026 ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>1 REVENUE</b>				
2 SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 656,670	\$ 65,667	\$ 40,989	\$ (24,678)
3 SPECIAL ASSESSMENTS - OFF ROLL (NET)	17,135	-	-	-
4 INTEREST	-	-	5,682	5,682
<b>5 TOTAL REVENUE</b>	<b>673,805</b>	<b>65,667</b>	<b>46,671</b>	<b>(18,996)</b>
<b>6 EXPENDITURES</b>				
7 INTEREST EXPENSE				
8 May 1, 2026	241,441	-	-	-
9 November 1, 2025	241,441	241,441	246,091	(4,650)
10 PRINCIPAL PAYMENT				
11 May 1, 2026	-	-	-	-
12 November 1, 2025	185,000	185,000	185,000	-
13 PRINCIPAL PREPAYMENT	-	-	-	-
<b>14 TOTAL EXPENDITURES</b>	<b>667,881</b>	<b>426,441</b>	<b>431,091</b>	<b>(4,650)</b>
<b>15 EXCESS REVENUE OVER (UNDER) EXPEND.</b>	<b>5,924</b>	<b>(360,774)</b>	<b>(384,420)</b>	<b>(23,646)</b>
<b>16 Transfer Out to Construction Fund</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>17 FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>909,165</b>	<b>909,165</b>	<b>909,165</b>
<b>18 FUND BALANCE - ENDING</b>	<b>\$ 5,924</b>	<b>\$ 548,391</b>	<b>524,745</b>	<b>885,519</b>

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

	<b>FY2026 ACTUAL YEAR-TO-DATE</b>
<b>1 REVENUE</b>	
2 DEVELOPER FUNDING	\$ -
3 BOND PROCEEDS	-
4 INTEREST	16
<b>5 TOTAL REVENUE</b>	<b>16</b>
<b>6 EXPENDITURES</b>	
7 CONSTRUCTION IN PROGRESS	-
<b>8 TOTAL EXPENDITURES</b>	<b>-</b>
<b>9 EXCESS REVENUE OVER (UNDER) EXPEND.</b>	<b>16</b>
<b>10 Transfer Out to Construction Fund</b>	<b>-</b>
<b>11 FUND BALANCE - BEGINNING</b>	<b>(2,915)</b>
<b>12 FUND BALANCE - ENDING</b>	<b>(2,899)</b>

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

	<u>Operating Acct (BU )</u>	
<i>Balance Per Bank Statements</i>	\$	500,446.74
Plus: Deposits In Transit		-
Less: Outstanding Checks		(23,581.78)
<i>Adjusted Bank Balance</i>	<u>\$</u>	<u>476,864.96</u>
<i>Beginning Balance Per Books</i>	\$	428,104.64
Cash Deposits & Credits		189,898.88
Cash Disbursements & Transfers		(141,138.56)
<i>Balance Per Books</i>	<u>\$</u>	<u>476,864.96</u>

# Hidden Creek Community Development District

## Check Register - Operating Account

### FY2026

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
<b>9/30/2025</b>		<b>BOY Balance</b>				<b>534,513.23</b>
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. <a href="https://clientname(FILLIN).payableslockbox.co">https://clientname(FILLIN).payableslockbox.co</a>		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
<b>10/31/2025</b>		<b>EOM Balance</b>		<b>0.00</b>	<b>106,408.59</b>	<b>428,104.64</b>
11/1/2025	100748	H2 Lagoon Solutions	Invoice: 2869 (Reference: COMMERCIAL POOL CLEANING. ) Check postdated to match service period		1,300.00	426,804.64
11/3/2025	ACH	TECO	Invoice: 101325-4538 (Reference: 16690 MAUDE DR September 09, 2025 - October 07, 2025. )		135.25	426,669.39
11/3/2025	ACH	TECO	Invoice: 101325-1726 (Reference: 5281 HIDDEN CREEK BL September 09, 2025 - October 07, 2025. )		44.42	426,624.97
11/3/2025	ACH	TECO	Invoice: 101325-7597 (Reference: 5108 JACKEL CHASE DR September 09, 2025 - October 07, 2025. )		503.06	426,121.91

# Hidden Creek Community Development District

## Check Register - Operating Account

### FY2026

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Balance
11/3/2025	ACH	TECO	Invoice: 101325-2836 (Reference: 5295 HIDDEN CREEK BLVD, WELL September 09, 2025 - October 07, 2...		478.96	425,642.95
11/3/2025	ACH	TECO	Invoice: 101325-8532 (Reference: 5507 SALT CHIME ST, GATE September 09, 2025 - October 07, 2025. )		26.73	425,616.22
11/3/2025	ACH	TECO	Invoice: 101325-5127 (Reference: 7229 LAGOON SHORE BLVD, WELL September 09, 2025 - October 07, 2...		1.37	425,614.85
11/3/2025	508		FY 25 Excess Fees received	13,415.43		439,030.28
11/3/2025	508		FY 25 Excess Fees received	4,498.19		443,528.47
11/3/2025	508		FY 25 Excess Fees received		4,498.19	439,030.28
11/4/2025	ACH	TECO	Invoice: 101425-6994 (Reference: 16675 LAGOON SHORE BLVD September 10, 2025 - October 08, 2025. )		166.41	438,863.87
11/4/2025	ACH	TECO	Invoice: 101325-7913 (Reference: 5109 JACKEL CHASE DR September 09, 2025 - October 07, 2025. )		316.71	438,547.16
11/4/2025	ACH	TECO	Invoice: 101425-6881 (Reference: 16620 LAGOON SHORE BL September 10, 2025 - October 08, 2025. )		18.74	438,528.42
11/4/2025	ACH	TECO	Invoice: 101425-0692 (Reference: 16671 LAGOON SHORE BLVD, FOUNTAIN September 10, 2025 - October ...		824.36	437,704.06
11/4/2025	ACH	TECO	Invoice: 101325-6206 (Reference: 5329 AVID REEF WY, WELL September 09, 2025 - October 07, 2025. )		294.96	437,409.10
11/4/2025	ACH	TECO	Invoice: 101425-9017 (Reference: 16620 LAGOON SHORE BL, FOUNTIAN September 10, 2025 - October 08...		1,432.59	435,976.51
11/5/2025	100749	Egis Insurance Advisors, LLC	Invoice: 30382 (Reference: Policy #100125214 10/01/2025-10/01/2026 Florida Insurance Alliance. )		5,499.28	430,477.23
11/5/2025	100750	Kai	Invoice: 21330 (Reference: cdd meeting. ) Invoice: 21355 (Reference: Service Area CDD - Monthl...		1,849.67	428,627.56
11/5/2025	100751	Disclosure Technology Services, LLC	Invoice: 1528 (Reference: DTS MUNI ? CDASaaS, 2026 Audit and Annual Reporting. )		750.00	427,877.56
11/5/2025	100752	NaturZone Pest Control	Invoice: 816689 (Reference: Z-SPRAY. ) Invoice: 816794 (Reference: Monthly Pest Control Servic...		625.00	427,252.56
11/7/2025	100753	Kai Connected, LLC	Invoice: 4833 (Reference: Professional Management Services. )		5,208.34	422,044.22
11/7/2025	100754	Gig Fiber, LLC - Streetleaf	Invoice: 5566 (Reference: Hidden Creek CDD_Nov 2025. ) Invoice: 5565 (Reference: Collector Roa...		21,630.00	400,414.22
11/7/2025	500	Hillsborough County Tax Collector	FY26 tax collections received	23,343.23		423,757.45
11/7/2025	500	Hillsborough County Tax Collector	Restricted cash	7,304.22		431,061.67
11/7/2025	500	Hillsborough County Tax Collector	Restricted cash		7,304.22	423,757.45
11/10/2025	100755	Steadfast Alliance, LLC	Invoice: SA-16936 (Reference: Routine Aquatic Maintenance (Pond Spraying) for 11/25. )		2,895.00	420,862.45
11/10/2025	100756	Gig Fiber, LLC - Streetleaf	Invoice: 5561 (Reference: 7A & 7B_Nov 2025. ) Invoice: 5560 (Reference: 4B_Nov 2025. )		2,523.50	418,338.95
11/12/2025	100757	IPFS Corporation	Invoice: 110525-81464 (Reference: Payment 2. )		5,849.69	412,489.26
11/12/2025	100758	Kai	Invoice: 21434 (Reference: Supplies for Hidden Creek. )		53.20	412,436.06
11/12/2025	ACH	Hillsborough County Public Utilities	Invoice: 102225-9665 (Reference: 16676 LAGOON SHORE BLVD -DP. )		19.22	412,416.84
11/14/2025	501	Hillsborough County Tax Collector	FY26 tax collections received	52,168.25		464,585.09
11/14/2025	501	Hillsborough County Tax Collector	Restricted cash	16,323.72		480,908.81
11/14/2025	501	Hillsborough County Tax Collector	Restricted cash		16,323.72	464,585.09
11/15/2025	H121117	Engage PEO	BOS MTG 11/10/25		937.80	463,647.29
11/17/2025	ACH	Scoopy Poopy Doo LLC	Invoice: 8461-2198 (Reference: Pet Waste Stations Service 10 Pet Waste. )		400.00	463,247.29
11/19/2025	100759	ECS Integrations LLC	Invoice: 103226 (Reference: The cameras were tested, and all the equipment was power cycled. ) ...		2,522.00	460,725.29
11/19/2025	100760	Kai	Invoice: 21454 (Reference: Hidden Creek CDD Meeting Hotel. )		183.01	460,542.28
11/19/2025	100761	Florida Commercial Care, Inc.	Invoice: 2510931 (Reference: Irrigation Repairs. ) Invoice: 2510932 (Reference: Irrigation Rep...		17,498.89	443,043.39
11/20/2025	100762	JCS Investigations	Invoice: 41 (Reference: Security Svc 8/19-9/15/25. )		15,420.00	427,623.39
11/21/2025	ACH	Brighthouse Networks	Invoice: 2540856110425 (Reference: 5309 HIDDEN CREEK BLVD Service from 11/04/25 through 12/03/25...		160.00	427,463.39
11/21/2025	100763	Hillsborough County Public Utilities	Invoice: 102225-4227 (Reference: 16675 LAGOON SHORE BLVD -GH. )		1,117.66	426,345.73
11/21/2025	100764	Florida Commercial Care, Inc.	Invoice: 2510232 (Reference: Repaired sink and faucets. )		295.23	426,050.50
11/21/2025	502	Hillsborough County Tax Collector	FY26 tax collections received	55,484.46		481,534.96
11/21/2025	502	Hillsborough County Tax Collector	Restricted cash	17,361.38		498,896.34
11/21/2025	502	Hillsborough County Tax Collector	Restricted cash		17,361.38	481,534.96
11/26/2025	100765	ECS Integrations LLC	Invoice: 103310 (Reference: Gate repair. )		470.00	481,064.96
11/26/2025	100766	Adam B's Tree Service.	Invoice: HIDDENCREEK01 (Reference: Removal of 3 dead Bismarck Palms. )		4,200.00	476,864.96
11/30/2025	EOM Balance			189,898.88	141,138.56	476,864.96



# **EXHIBIT 3**

AGENDA

## Hidden Creek Community Development District

### Negative Variance Report

11/30/25

19	TRAVEL PER DIEM	300	50	55	(5) Per diem per actuals
24	ENGINEERING SERVICES	12,000	2,000	2,646	(646) Fountatin, street stripping and signage
42	IRRIGATION REPAIR & MAINTENANCE	30,000	5,000	5,676	(676) Controller replacement \$3,670
51	PET WASTE REMOVAL	3,900	650	725	(75) Increased to 10 waste stations 2x weekly
52	PEST CONTROL	900	150	700	(550) Includes \$550 for annual fire ant treatment at Dog Park
53	GATE MAINTENANCE & MONTHLY MONITORING	9,000	1,500	5,737	(4,237) Electric work on gates \$2,200 and \$1,800 for back gate cell board
57	ENTRANCE GATE CAMERA MAINTENANCE	3,920	653	2,235	(1,582) Includes \$1,350 quarterly for ECS camera management
59	REPAIRS & MAINTENANCE	6,000	1,000	1,051	(51) Minor repairs for sink and faucets, fence painting

# **EXHIBIT 4**

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

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

8 Ms. Bruce called the meeting to order at 6:14 p.m. and conducted roll call.

9 Present and constituting a quorum were:

10	Samantha Coddling	Board Supervisor, Vice Chairwoman
11	Michael Susic	Board Supervisor, Assistant Secretary
12	Doug Draper	Board Supervisor, Assistant Secretary
13	Karen Cassels	Board Supervisor, Assistant Secretary

14 Also present were:

15	Audette Bruce	District Manager, Kai
16	Gary Schwartz	Field Service Manager, Kai
17	Vasili Kostakis	District Engineer, Stantec

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

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

22 There were six audience members present, two were online, and no comment.

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

24 A. Exhibit 1: Consideration for Adoption – Resolution 2026-02, Election of Board Members in the  
25 Upcoming General Election

26 On a MOTION by Ms. Coddling, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board **adopted**  
27 **Resolution 2026-02, Election of Board Members in the Upcoming General Election**, for the Hidden  
28 Creek Community Development District.

29 B. Exhibit 2: Consideration for Adoption – Resolution 2026-03, Amending the Fiscal Year 2026  
30 Annual Meeting Schedule

31 On a MOTION by Ms. Cassels, SECONDED by Mr. Susic, WITH ALL IN FAVOR, the Board **adopted**  
32 **Resolution 2026-03, Amending the Fiscal Year 2026 Annual Meeting Schedule**, for the Hidden Creek  
33 Community Development District.

34 C. Exhibit 3: Consideration for Adoption – Resolution 2026-04, Appointing & Removing Officers of  
35 the District

36  
37 On a MOTION by Ms. Cassels, SECONDED by Ms. Coddling, WITH ALL IN FAVOR, the Board **adopted**  
38 **Resolution 2026-04, Appointing & Removing Officers of the District**, for the Hidden Creek Community  
39 Development District.

40 D. Exhibit 4: Consideration for Adoption – Resolution 2026-05, Designating Authorized Signatories

of the District's Bank Account(s)

On a MOTION by Mr. Susic, SECONDED by Ms. Coddling, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-05, Designating Authorized Signatories of the District's Bank Account(s)**, for the Hidden Creek Community Development District.

E. Exhibit 5: Consideration for Adoption – Resolution 2026-06, Re-designating the Primary

On a MOTION by Mr. Susic, SECONDED by Ms. Coddling, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-06, Re-designating the Primary Administrative Office & Principal Headquarters of the District**, for the Hidden Creek Community Development District.

F. Exhibit 6: Discussion for Post Hurricane Damage

The Board decided to wait for more information from Florida Commercial Care before proceeding on this business item.

#### **FOURTH ORDER OF BUSINESS – Consent Agenda**

A. Exhibit 7: Consideration for Acceptance – The Unaudited October 2025 Financials

On a MOTION by Mr. Susic, SECONDED by Ms. Coddling, WITH ALL IN FAVOR, the Board **accepted The Unaudited October 2025 Financials**, for the Hidden Creek Community Development District.

➤ Exhibit 8: The Negative Variance Report for October 2025

On a MOTION by Mr. Susic, SECONDED by Ms. Coddling, WITH ALL IN FAVOR, the Board **accepted The Negative Variance Report for October 2025**, for the Hidden Creek Community Development District.

B. Exhibit 9: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held November 10, 2025

On a MOTION by Mr. Susic, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board **approved The Meeting Minutes of the Board of Supervisors Regular Meeting Held November 10, 2025**, for the Hidden Creek Community Development District.

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

On a MOTION by Mr. Susic, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board **accepted DiBartolomeo, McBee, Hartley & Barnes Engagement Letter**, for the Hidden Creek Community Development District.

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

On a MOTION by Ms. Coddling, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board **approved the Ratification of All Circuits Electric LLC for Electrical Proposal in the amount of \$6,180.00**, for the Hidden Creek Community Development District.

#### **FIFTH ORDER OF BUSINESS – Staff Reports**

A. District Counsel

There being no representative, the next item followed.

B. District Engineer

Ms. Coddling made a motion to accept the walk-on proposals from Zeus Safety and Marking to be presented to the Board.

On a MOTION by Ms. Coddling, SECONDED by Mr. Susic, WITH ALL IN FAVOR, the Board **accepted the walk-on proposals from Zeus Safety and Marking to be presented to the Board**, for the Hidden Creek Community Development District.

The Board discussed proposals for safety signage and striping, with Mr. Kostakis explaining that solar lighting was not included and would cost approximately \$92,000.00 separately. He outlined the difference between full thermoplastic striping and a lower cost option focused on priority areas such as crosswalks. Board members raised concerns about solar feasibility due to tree coverage and the lack of site inspections. While some members expressed frustration with delays, they emphasized the urgency of pedestrian safety. Options included proceeding with striping only, approving a lower cost proposal, or moving forward subject to future retrofitting for solar lighting, with general support for starting striping work while gathering more information on solar lighting.

On a MOTION by Mr. Draper, SECONDED by Mr. Susic, WITH ALL IN FAVOR, the Board **approved to start with Striping in the amount not to exceed \$33,793.10**, for the Hidden Creek Community Development District.

➤ Consideration of Proposals

- Exhibit 12: Firm Foundations Asphalt & Concrete LLC – Signage and Stripping - \$437,637.00
- Exhibit 13: Site Masters of Florida LLC – Signage and Stripping - \$110,000.00
- Exhibit 14: Advanced Drainage Solutions – Stormwater Pipe & Pavement Repair - \$38,000.00

Mr. Kostakis presented the Mooner Plank pavement replacement item and asked whether to proceed or wait for another proposal. Ms. Cassels recommended tabling the item, stating that Hillsborough County had reviewed the site and indicated the issue were likely a county responsibility related to stormwater or sewer infrastructure. After discussion, the Board agreed to table the item.

- Exhibit 15: The Pool Works – Filter Installation - \$6,495.00
- Exhibit 16: The Pool Works – Slate Veneer Repair - \$2,350.00

On a MOTION by Mr. Susic, SECONDED by Ms. Cassels, WITH ALL IN FAVOR, the Board **approved the proposal from The Pool Works for Filter Installation and Slate Veneer Repair in the amount of \$6,495.00, and \$2,350.00, respectively**, for the Hidden Creek Community Development District.

C. Kai Field Staff – Gary Schwartz

➤ Exhibit 17: Kai Field Inspection Report

➤ Consideration of Proposals

Mr. Schwartz stated that he would verify the FCC contract to confirm maintenance responsibilities, determine whether any errors were made, and proactively arrange a maintenance plan to ensure the unmaintained areas were regularly checked and maintained.

116 Ms. Cassels made a motion to accept the walk-on proposals from Florida Commercial Care to be  
117 presented to the Board.

118 On a MOTION by Ms. Cassels, SECONDED by Ms. Coddling, WITH ALL IN FAVOR, the Board  
119 **accepted the walk-on proposal from Florida Commercial Care to be presented to the Board**, for the  
120 Hidden Creek Community Development District.

121 The Board discussed landscaping needs, including plant replacements, turf issues, and dead trees.  
122 Ms. Cassels noted missing shrubs at key entrances and emphasized the need to address issues as a  
123 full project rather than piecemeal. Concerns arose over the high cost of a single sable palm and  
124 warranty requirements, with Mr. Susic noting multiple palms along the fence might need  
125 replacement. The Board agreed to review the full scope before making decisions and tabled the  
126 individual plant and tree items.

127 D. District Manager

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

129 Ms. Bruce presented the Annual Performance Report for 2024–2025 in Exhibit 18, noting that the  
130 District had met their goals and objectives established last year.

131 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

132 Mr. Susic requested permission to move a security camera closer to the golf cart tunnel on Hidden  
133 Creek CDD property, explaining that the current camera on HOA property was too far to capture  
134 the tunnel properly. He clarified that the HOA would cover all costs and the camera post would be  
135 placed safely to the side of the pathway. Mr. Draper supported the request, noting only that the  
136 placement should avoid obstructing the path.

137 On a MOTION by Ms. Cassels, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **approved**  
138 **to enter into an agreement between Medley HOA, South Shore Bay CDD, and Hidden Creek CDD**  
139 **to relocate the Medley camera post closer to the tunnel entrance on CDD property, at no expense to**  
140 **the CDD**, for the Hidden Creek Community Development District.

141 Ms. Cassels requested wildlife signage be brought back for the January meeting for approval to  
142 remind residents to respect wildlife. Ms. Cassels also requested for the Board to reevaluating the  
143 top lot issue in January, potentially using CDD land behind the fence along Avid Reef from the  
144 dog park to Scuba Crest and possibly including basketball hoops. Ms. Coddling seconded the tot lot  
145 issue being revisited and asked for GMS' help potentially using county grants.

146 Ms. Coddling also asked about damage to the new Trite Bend boardwalk being constructed. Ms.  
147 Bruce said repairs are on hold until the responsible party or their parents come forward, as the  
148 damage affected construction equipment and wetlands, not the developer.

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

151 A resident reported concerns about youth looking into resident yards and over fences.

152 A resident raised concerns about low meeting attendance due to long meetings and inconvenient  
153 locations. Mr. Susic clarified that the resident speaking was part of the Hidden Creek CDD and  
154 explained the boundary distinction. Ms. Coddling added that beginning in January, meetings would  
155 be held at Vista Palms to improve convenience and encourage attendance.

A resident asked whether the Boardwalk that had been vandalized was completed and expressed concern that the blocking board had been removed and requested and requested that something be placed across it to prevent people from riding into a dangerous area.

A resident expressed frustration with landscaping maintenance, citing empty planting areas, poorly trimmed shrubs, tree girdling, and declining tree health, criticizing FCC for high costs and inadequate oversight. The resident also raised concerns about incomplete holiday decorations and vendor accountability which Ms. Bruce explained that delays were due to delivery issues and that a partial reimbursement was being pursued for the holiday decorations.

A resident stated that while grass cutting and edging were done regularly, trash around ponds, roundabouts, and common areas were not being cleaned up. The resident noted that bottles and debris remained in the ponds and that grass clippings were left mixed with trash, making the community appear dirty and poorly maintained.

**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 5**

AGENDA

## ESTIMATE

**ZEUS SAFETY AND MARKING LLC**  
12320 Tattersall Park Ln  
Tampa, FL 33625-3928

zeussafetymarking@gmail.com  
+1 (830) 310-0830  
www.agcargos.com/zeussafetymarking



### Bill to

Hidden Creek CDD c/o Kai  
1540 International Parkway  
Suite 200  
Lake Mary, FL 32746

### Estimate details

Estimate no.: 1072 Thermo/Striping

#	Product or service	Description	Qty
1.	Combo Arrow Thermoplastic	Combo Arrow	7
2.	Arrow Thermoplastic	Straight Arrow	16
3.	Crosswalk Thermoplastic	12" White Thermoplastic 1,836 LF	1836
4.	4" White Thermoplastic Striping	4,650 LN FT	1610
5.	4" Yellow Thermoplastic Striping	840 LN FT	840
6.	White Acrylic FDOT Striping	3,040 LN FT	3040
7.	Yellow Acrylic FDOT Striping	1,660 LN FT	1660

**Total**

**\$25,094.00**

### Ways to pay



Projects over \$2,000.00 require 50% of the total contract amount to be paid before the project commences. 50% Net 15 Days

The Preferred Method of Payment is Check or ACH. Credit Card Payments are subject to a 3.5% Service Fee.

Deposit due \$12,547.00

Expiry date 01/05/2026

Accepted date 01/05/2026

Accepted by

*[Signature]* Chairman 12/17/25

- **Zeus Safety & Marking LLC** is **not** responsible for any liability arising from installation of speed bumps or wheel stops.
- **Zeus Safety & Marking LLC** will provide traffic cones and caution tape as necessary and will cordon off work areas to ensure the safety of everyone involved.
- **Zeus Safety & Marking LLC** is **not** liable for damage or replacement of underground pipes, above or underground utilities, irrigation, landscaping, sod, or trees that may occur due to saw cutting, excavating tree roots, or any other unforeseen underground issues. We appreciate your understanding.
- **Zeus Safety & Marking LLC** is **not** responsible for any liability related to slip and fall accidents on walking surfaces. Thank you for your understanding.
- **Zeus Safety & Marking LLC** strongly recommends replacing all deteriorated wheel stops at its job sites. However, if the property owner or manager decides not to replace existing wheel stops, **Zeus Safety & Marking LLC** will **not** be held responsible for any potential liability claims arising from accidents or injuries related to these fixtures. Additionally, **Zeus** is **not** liable for any damage incurred during removal and resetting of wheel stops.
- **Zeus Safety & Marking LLC** is **not** liable for any vandalism in the new
- work. The customer will be responsible for any costs associated with repairing such work.
- All warranties are effective for **12 months** unless otherwise specified. They cover workmanship, excessive wear, blistering, and peeling. Please be aware that the warranty does not cover base failure tire tears, excessive grease, oil, or reflective cracking.

**We are excited to be part of your project.**

*Zeus Safety & Marking is a Small-Veteran-Owned-Company.*

*Our company is proudly committed to donating 3% of total profit to the Moffitt Cancer Center Foundation or the Wounded Warrior Project*

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

*[Handwritten Signature]*

Date: \_\_\_\_\_

*12/17/25*



## General Terms & Conditions

- Please note that the quoted price does **not** include permit fees unless explicitly stated. If a permit is necessary, a change order will be issued that encompasses the permit fees, a **\$300.00** procurement fee, and any additional work required by them, billed separately. Should as-built drawings be needed for the permit and not provided by the owner, an additional charge will be applied for their creation.
- The quoted price does **not** cover testing, traffic control, lab fees, de-watering, tree removal or trimming, fence removal, relocation of utility or poles, new landscaping, or sod, unless specifically mentioned.
- The total investment is calculated based on one mobilization. Additional mobilizations will incur in charges of **\$200.00** for striping, **\$1,600.00** for asphalt or concrete repair, **\$1,600.00** for sealcoat, and **\$2,600.00** for asphalt overlays.
- As a result of the current volatility in the petroleum markets, asphalt paving prices may **change** after the contracted date if there are increases in asphalt material costs. Any adjustments to pricing will be discussed and approved with the client prior to the start of the project.
- As a result of the current volatility in the raw material markets, sealcoating prices may **change** after contracted date if raw material costs increase. Any price adjustments will be discussed and approved with the client prior to the start of the project.
- New or sealed pavement may be susceptible to scuffing, tears, and indentations. **Zues Safety & Marking LLC** will **not** be liable for warranting these concerns.
- **Zeus Safety & Marking LLC** **cannot** assure 100% drainage due to existing elevations and conditions. Nonetheless, we will make every effort to ensure proper drainage.
- If an on-site evaluation shows that your parking lot contains polished aggregate, **Zeus Safety & Marking LLC** will **not** be able to warranty the sealer in those areas. This restriction is due to potential adhesion problems that occur in these cases.

# THE SCIENCE BEHIND THE ART



Welcome to **Zeus** (A Veteran-Owned Small Company), where we blend science with artistry. With over 30 years of experience, we are dedicated to collaborating with our clients to deliver exceptional services. Our passion nurtures an environment that encourages excellence, treating each project in a unique way. Let us help you bring your vision to life.

## Services

- Striping & Thermoplastic Striping
- Engineered Parking Lot Services
- New Parking Lot Layout
- Play Courts Designs and Striping
- Car Stops Installation
- Signage Installation
- Bollard Installation
- ADA Requirements Installation
- FDOT & MUTCD Compliant



**ZEUS SAFETY & MARKING LLC**

830-310-0830

[Zeussafetymarking@gmail.com](mailto:Zeussafetymarking@gmail.com)

[www.agcargos.com/zeussafetymarking](http://www.agcargos.com/zeussafetymarking)

# **EXHIBIT 6**

AGENDA

# Hidden Creek CDD

Gary Schwartz

Complete

Score	66 / 79 (83.54%)	Flagged items	2	Actions	2
-------	------------------	---------------	---	---------	---

29 Dec 2025 12:34 EST

Prepared by Gary Schwartz

Ponds	2 flagged, 2 actions, 29 / 36 (80.56%)
-------	--

Ponds 1	2 / 3 (66.67%)
---------	----------------

Ponds	Fair
-------	------

There is a marginal amount of filamentous algae in the pond. Needs treatment.



Photo 1

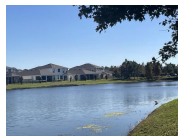


Photo 2

## Pond Location

16638 Mooner Plank Cir  
Wimauma FL 33598  
United States  
(27.71104863738432,  
-82.32506100038033)

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

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



Photo 3



Photo 4



Photo 5

## Pond Location

16602 Goose Ribbon Pl  
Wimauma FL 33598  
United States  
(27.710434582728922,  
-82.32613085821399)

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

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



Photo 6



Photo 7



Photo 8

Pond Location

5014 Jackel Chase Dr  
Wimauma FL 33598  
United States  
(27.706005567082805,  
-82.32364718601627)

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 9

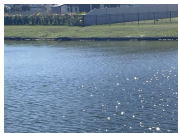


Photo 10



Photo 11

Pond Location

Captain Davis Dr  
Wimauma FL 33598  
United States  
(27.71111614637404,  
-82.32609362932246)

Ponds 5

2 / 3 (66.67%)

Ponds

Fair

Most of the invasive plank growth is dead. Additional treatments are needed.



Photo 12



Photo 13



Photo 14

Pond Location

16620 Grotto Steam Pl  
Wimauma FL 33598  
United States  
(27.709550838226193,  
-82.3293883409358)

Ponds 6

3 / 3 (100%)

Ponds

Good



Photo 15



Photo 16



Photo 17

Pond Location

16695 Maude Dr  
Wimauma FL 33598  
United States  
(27.709185485965424,  
-82.32792892203291)

Ponds 7

3 / 3 (100%)



## Ponds

Good



Photo 18



Photo 19



Photo 20

## Pond Location

16611 Mooner Plank Cir  
Wimauma FL 33598  
United States  
(27.709272815871714,  
-82.32339710004844)

Ponds 8

3 / 3 (100%)

## Ponds

Good



Photo 21

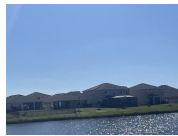


Photo 22

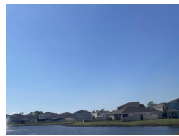


Photo 23

## Pond Location

5122 Flowing Oar Rd  
Wimauma FL 33598  
United States  
(27.708789786071435,  
-82.32477759608707)

Ponds 9

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

## Ponds

Poor



Photo 24

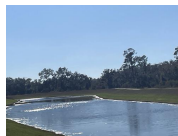


Photo 25



Photo 26

**To do** | Assignee: Gary Schwartz | Priority: Low | Due: 5 Jan 2026 13:39 EST | Created by: Gary Schwartz

Most of the invasive plant material is dead and the pond needs to be treated again for additional algae issues.

## Pond Location

16902 Trite Bend St  
Wimauma FL 33598  
United States  
(27.704804870763667,  
-82.32973628994148)

Ponds 10

3 / 3 (100%)

## Ponds

Good

One fountain is not working.



Photo 27



Photo 28



Photo 29

## Pond Location

5012 Boxer Stitch Ct  
Wimauma FL 33598  
United States  
(27.705767678268607,  
-82.32651637032308)

Ponds 11

2 / 3 (66.67%)

## Ponds

Fair

The pond needs additional algae treatments.



Photo 30



Photo 31



Photo 32

## Pond Location

Lagoon Shore Blvd  
Wimauma FL 33598  
United States  
(27.700804047779766,  
-82.32390967243539)

Ponds 12

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

## Ponds

Poor

Algae Blume needs treatment.



Photo 33



Photo 34



Photo 35

**To do** | Assignee: Gary Schwartz | Priority: Low | Due: 6 Jan 2026 10:40 EST | Created by: Gary Schwartz

Needs treatment.

## Pond Location

16970 Oval Rum Dr  
Wimauma FL 33598  
United States  
(27.70203275524879,  
-82.33029665402996)

Landscaping

17 / 18 (94.44%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43

Landscaping Location

16622 Mooner Plank Cir  
Wimauma FL 33598  
United States  
(27.70975452780337,  
-82.32480864703678)

Landscaping 2

3 / 3 (100%)

Landscaping

Good



Photo 44



Photo 45



Photo 46

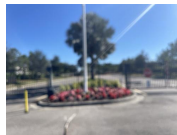


Photo 47



Photo 48



Photo 49

Landscaping Location

Lagoon Shore Blvd  
Wimauma FL 33598  
United States  
(27.709594316361194,  
-82.32477070887404)

Landscaping 3

3 / 3 (100%)

Landscaping

Good

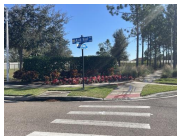


Photo 50



Photo 51



Photo 52



Photo 53



Photo 54

Landscaping Location

Lagoon Shore Blvd  
Wimauma FL 33598  
United States  
(27.708613665539062,  
-82.32384802904873)

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 55



Photo 56



Photo 57



Photo 58

### Landscaping Location

5146 Flowing Oar Rd  
Wimauma FL 33598  
United States  
(27.70730569620909,  
-82.32380228114793)

### Landscaping 5

2 / 3 (66.67%)

### Landscaping

Fair

FCC submitted a plant replacement estimate.



Photo 59

### Landscaping Location

Jackel Chase Dr  
Wimauma FL 33598  
United States  
(27.707314505950126,  
-82.32356903129755)

Dead and missing plant plants need to be replaced.

### Landscaping 6

3 / 3 (100%)

### Landscaping

Good



Photo 60



Photo 61



Photo 62

### Landscaping Location

Lagoon Shore Blvd  
Wimauma FL 33598  
United States  
(27.703690649099943,  
-82.32219231959228)

### Mailbox

Good



Photo 63

### Mailbox Location

16695 Maude Dr  
Wimauma FL 33598  
United States

(27.709204334290277,  
-82.32798390317706)



Photo 64



Photo 65



Photo 66



Photo 67

Streetlights

Working



Photo 68

Streetlights Location

Lagoon Shore Blvd  
Wimauma FL 33598  
United States  
(27.711262283485688,  
-82.32585024235553)

Entrance Monuments

Good



Photo 69

Entrance Monuments - Secondary

Fair

The entrance gate is squealing.

Gates

Fair

The entrance gate is squealing.



Photo 70



Photo 71

Gates - Secondary

Good

The Hidden Creek gates remain open. ECS the gate vendor has provided an estimate for repair.



Photo 72



Photo 73

Sidewalks

Good



Photo 74



Photo 75

---

### Sidewalks Location

Lagoon Shore Blvd  
Wimauma FL 33598  
United States  
(27.71128333023355,  
-82.32562826894028)

---

### Common Area Fence

Good



Photo 76

---

### Roads



Photo 77



Photo 78

---

### Roads Location

16619-16621 Lagoon Shore Blvd  
Wimauma FL 33598  
United States  
(27.711304733550353,  
-82.32595068026701)

---

### Sign Off

Gary Schwartz  
30 Dec 2025 10:27 EST

---

Flagged items & Actions

2 flagged, 2 actions

Flagged items

2 flagged, 2 actions

Page 1: Initial questions / Ponds / Ponds 9

Ponds

Poor



Photo 24

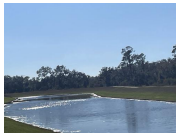


Photo 25



Photo 26

**To do** | Assignee: Gary Schwartz | Priority: Low | Due: 5 Jan 2026 13:39 EST | Created by: Gary Schwartz

Most of the invasive plant material is dead and the pond needs to be treated again for additional algae issues.

Page 1: Initial questions / Ponds / Ponds 12

Ponds

Poor

Algae Blume needs treatment.



Photo 33



Photo 34



Photo 35

**To do** | Assignee: Gary Schwartz | Priority: Low | Due: 6 Jan 2026 10:40 EST | Created by: Gary Schwartz

Needs treatment.

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

# **EXHIBIT 7**

AGENDA



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

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

[ECSINTEGRATIONS.COM](http://ECSINTEGRATIONS.COM)



Hidden Creek CDD - Main Gate -2 loop detectors

Date:	12/17/2025	<b>PROPOSAL</b>	Proposal No:	TH251217
<b>Submitted to:</b>	Hidden Creek CDD	<b>Job Location:</b>	Hidden Creek CDD - Main Gate -2 loop detectors	
Attention:	Gary Schwartz	Title:	LCAM	
Email:	gary@hikai.com	Attention:	Gary Schwartz	Title:
Phone:	813-565-4663	Fax:	gary@hikai.com	
Address:	1540 International Parkway # 2000	Phone:	813-565-4663	Fax:
City / ST	Lake Mary / FL	Address:	Vehicle Gate Entrance / Ped Gates	
	Zip: 32746	City / ST	Wimauma / FL	Zip: 33598

#### SCOPE OF WORK:

REPLACE / INSTALL 2 LOOP DETECTORS FOR EXIT GATE MOTOR .

#### INCLUDED MATERIALS:

2- NORTHSTAR LOOP DETECTORS . PROGRAMMING / TEST .

#### INCLUSIONS:

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

#### CONSIDERATIONS & EXCLUSIONS:

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

**Additional notes added at time of acceptance: 50% DEPOSIT  
DUE PRIOR TO INSTALL.**

<b>Terms:</b>	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	<b>GRAND TOTAL:</b>	<b>\$770.00</b>
---------------	--	---------------------	-----------------

**This proposal is valid through 1/16/2026**

ECSI Sales Rep: \_\_\_\_\_  
(Sales Representative)

ECSI Officer: \_\_\_\_\_  
(Authorizing Officer Signature) \_\_\_\_\_  
Date

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

Customer Name: \_\_\_\_\_

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

ECS INTEGRATIONS- rev 2021-10-11

Date

**TERMS & CONDITIONS:**

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

2. Warranty:

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

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

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

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

4. Subscriber Responsibilities:

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

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

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

5. Default:

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

B. ECSI's Remedy Upon Default.

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

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

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

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

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

8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

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

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

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

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

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

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

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

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

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

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

# **EXHIBIT 8**

AGENDA





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

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

[ECSINTEGRATIONS.COM](http://ECSINTEGRATIONS.COM)

Hidden Creek CDD- Replace 1835 board / memory chip



Date:	12/29/2025	PROPOSAL	Proposal No:	TH251229
Submitted to:	Hidden Creek CDD	Job Location:	Hidden Creek CDD- Replace 1835 board / memory chip	
Attention:	Gary Schwartz	Attention:	Gary Schwartz	Title:
Email:	<a href="mailto:gary@hikai.com">gary@hikai.com</a>	Email:	<a href="mailto:gary@hikai.com">gary@hikai.com</a>	
Phone:	813-565-4663	Phone:	813-565-4663	Fax:
Address:	2502 N Rocky Point Drive # 1000	Address:	Hidden Creek Gate	
City / ST	Tampa / FL	City / ST	Wimauma / FL	Zip: 33598

#### SCOPE OF WORK:

REPLACE 1835 MAIN BOARD ONLY . REPLACE MEMORY CHIP FOR MAIN BOARD . INSTALL / PROGRAM .

#### INCLUDED MATERIALS:

1- 1835 MAIN BOARD ONLY . 1 - MEMORY CHIP FOR MAIN BOARD .

#### INCLUSIONS:

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

#### CONSIDERATIONS & EXCLUSIONS:

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

Additional notes added at time of acceptance: 50% DEPOSIT

DUE PRIOR TO INSTALL.

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$3,710.00
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This proposal is valid through 1/28/2026

ECSI Sales Rep: \_\_\_\_\_  
(Sales Representative)

ECSI Officer: \_\_\_\_\_  
(Authorizing Officer Signature) \_\_\_\_\_  
Date

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

Customer Name: \_\_\_\_\_

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

ECS INTEGRATIONS- rev 2021-10-11

Date

**TERMS & CONDITIONS:**

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

2. Warranty:

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

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

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

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

4. Subscriber Responsibilities:

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

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

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

5. Default:

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

B. ECSI's Remedy Upon Default.

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

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

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

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

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

8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

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

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

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

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

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

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

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

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

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

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

# **EXHIBIT 9**

AGENDA



December 16, 2025

Hidden Creek CDD

**Attn:** Gary Schwartz

**Re:** Hidden Creek CDD

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

**QUOTE:** Hidden Creek CDD – Stump Grinding.

**DESCRIPTION OF WORK:**

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Grinding 3 stumps at Hidden Creek
- Remove and install 2 (2.5 caliper) Live Oaks at Hidden Creek.
- Re-staking kit.
- Clean all debris from work completed and haul all debris to a local landfill.

**Total: \$5,752.60**

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

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell

Florida Commercial Care, Inc.

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

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

# **EXHIBIT 10**

AGENDA

Order Taken By: TRACY

Price: 516.00

Terms: PAYMENT REQUIRED TO PROCEED

Order Date: 10.25

Delivery Date:

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

8' UCHANNEL GALVANIZED POSTS \$70EA

INSTALLATION \$125 EACH

Comments:

Customer Name: GARY SHWARTZ

Company:

Phone: 813.565.4663

E-mail address: gary@hikai.com



Ph: 813-645-2201

SouthShoreSignsInc.com

SouthShoreSigns@gmail.com

103 College Ave. W. Ruskin, FL 33570

**2-SINGLE SIDED**



**Customer Pricing Notice**

A service charge of 3.3% will be applied to all credit card purchases.

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

We accept:



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

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

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

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

☐

Proof Approved No Changes

☐

Proof Approved With Changes Requested, No Further Proofing Needed

☐

Make Changes Send Revised Proof

Approval Signature:

Date:

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

# **EXHIBIT 11**

AGENDA



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

# ESTIMATE

DATE	DUE	ESTIMATE #
12/3/2025	1/2/2026	

## BILL TO

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

## SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Treatment & physical removal of the Gulfcoast Rushes along the perimeter of pond 4 within Hidden Creek CDD.			
Herbicide application to kill the target vegetation, then following this, a team of field crew members will physically remove via combination of equipment & hand tools, transport to dump trailer, and haul offsite for proper disposal.	1.00	19,448.00	19,448.00

Additional herbicide application afterwards to discourage any kind of regrowth.

Et. Timeframe: 6 days

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

TOTAL	19,448.00
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I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

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

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

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

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

# **EXHIBIT 12**

AGENDA





















# **EXHIBIT 13**

AGENDA

Development Review Department  
P.O. Box 1110 Tampa, FL 33601



**Hillsborough  
County Florida**

## NOTICE OF VIOLATION

12/05/2025

Hidden Creek CDD  
c/o: KAI  
2502 N Rocky Point Dr., Suite 1000  
Tampa, FL 33607-1449  
Folio: 079543-1472

### **CE# 259386**

On December 2, 2025 an inspection was conducted at the property located at: 5395 Hidden Creek Blvd, Wimauma , has been found in violation of section 6.06 of the Land Development Code (LDC) for the following:

**Violation:**

1st Notice: Failure to maintain required landscaping: Additional information below.

**Details of Inspection:** Investigation found no acceptable replacement plantings for the dead trees throughout the parcel.

**Corrective actions required per 11.06.02 LDC:**

1st Notice: Restore the minimum required landscaping as noted by inspection. See "Details of Inspection:"

**Time frame for correction:** 15 business days

### **IT IS YOUR RESPONSIBILITY TO NOTIFY STAFF WHEN CORRECTED.**

**Natural Resources Inspector:** Lily Slaiby 656-241-1799 Email: Slaibyl@hcfl.gov

If contact with the inspector cannot be made within 30 days of the Notice date, email NaturalResources@hcfl.gov.

Failure to comply with the requirements above will result in a submittal to a CODE ENFORCEMENT HEARING and will be subject to penalties outlined in LDC 11.06.00.

If it is your opinion that your property is compliant, please provide a written statement to the Inspector (above).

Respectfully,

Development Services Department  
Natural Resources Team  
Additional Information:

CM/HD: **CERTIFIED MAIL** 9589 0710 5270 1254 4270 22