

**STATEMENT 1  
HIDDEN CREEK CDD  
FY 2022 ADOPTED BUDGET  
GENERAL FUND (O&M)**

	<b>FY 2015 ACTUAL</b>	<b>FY 2016 ACTUAL</b>	<b>FY 2017 ACTUAL</b>	<b>FY 2018 ACTUAL</b>	<b>FY 2019 ACTUAL</b>	<b>FY 2020 ACTUAL</b>	<b>FY 2021 ADOPTED</b>	<b>FY 2021 YTD - MAR</b>	<b>FY 2022 PROPOSED</b>	<b>VARIANCE FY 2021-2022</b>
<b>REVENUE</b>										
GENERAL FUND REVENUE /(1)	\$ 82,127	\$ 87,978	\$ 98,144	\$ 229,671	\$ 303,468	\$ 149,782	\$ 567,547	\$ 536,387	\$ 832,741	265,193
DEVELOPER FUNDING					47,189	470,572	332,843	50,376	131,189	(201,653)
MISCELLELLANOUS REVENUE	378		9,000	5,571	5,311	-	-	110	-	-
<b>TOTAL REVENUE</b>	<b>82,505</b>	<b>87,978</b>	<b>107,144</b>	<b>235,242</b>	<b>355,968</b>	<b>620,354</b>	<b>900,390</b>	<b>586,873</b>	<b>963,930</b>	<b>63,540</b>
<b>EXPENDITURES</b>										
<b>ADMINISTRATIVE</b>										
SUPERVISORS COMPENSATION	4,600	6,800	3,600	4,200	1,630	2,600	8,000	1,200	8,000	-
PAYROLL TAXES	380	520	275	321	291	199	612	92	612	-
PAYROLL SERVICES	310	321	301	528	352	196	457	99	457	-
MANAGEMENT CONSULTING SERVICES	21,000	21,000	21,000	24,000	24,000	24,000	24,000	10,000	24,000	-
CONSTRUCTION ACCOUNTING SERVICE	-	-	9,000	4,500	8,500	2,000	4,000	2,000	4,000	-
PLANNING & COORDINATION SERVICES	36,000	36,000	36,000	36,000	36,000	36,000	36,000	18,000	36,000	-
ADMINISTRATIVE SERVICES	7,500	7,500	7,500	7,560	7,500	7,500	7,500	3,750	7,500	-
BANK FEES	193	12	15	129	130	152	120	-	120	-
MISCELLANEOUS	16	-	-	478	15	695	500	1,435	500	-
AUDITING SERVICES	-	4,500	2,400	2,400	2,300	2,400	2,500	-	2,800	300
TRAVEL PER DIEM	-	-	-	-	16	-	200	-	200	-
INSURANCE	2,250	2,363	2,410	5,300	8,973	17,320	19,895	12,011	21,586	1,691
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	1,434	2,016	2,446	1,231	5,934	5,882	2,000	1,005	1,500	(500)
PERFORMANCE & WARRANTY BOND PREM.	-	-	-	-	-	-	-	-	-	-
ENGINEERING SERVICES	3,479	-	3,923	7,987	4,990	5,072	7,000	1,862	7,000	-
LEGAL SERVICES	4,706	5,926	8,065	7,349	9,863	5,044	6,000	7,177	9,000	3,000
WEBSITE DEVELOPMENT AND HOSTING	-	978	757	740	2,109	1,732	1,650	1,515	2,015	365
MISCELLANEOUS CONTINGENCY	-	-	-	-	489	-	1,000	-	-	(1,000)
<b>TOTAL ADMINISTRATIVE</b>	<b>82,043</b>	<b>88,111</b>	<b>97,867</b>	<b>102,898</b>	<b>113,266</b>	<b>110,966</b>	<b>121,609</b>	<b>60,320</b>	<b>125,465</b>	<b>3,856</b>
<b>DEBT ADMINISTRATION</b>										
ARBITRAGE	-	-	-	650	650	650	1,300	650	1,300	-
DISSEMINATION AGENT	-	-	4,000	5,000	5,900	6,500	6,500	6,500	6,500	-
TRUSTEE FEES	-	-	-	9,104	9,105	23,072	19,075	9,105	19,075	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>-</b>	<b>-</b>	<b>4,000</b>	<b>14,754</b>	<b>15,655</b>	<b>30,222</b>	<b>26,875</b>	<b>16,255</b>	<b>26,875</b>	<b>-</b>

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GENERAL FUND (O&M)**

	<b>FY 2015 ACTUAL</b>	<b>FY 2016 ACTUAL</b>	<b>FY 2017 ACTUAL</b>	<b>FY 2018 ACTUAL</b>	<b>FY 2019 ACTUAL</b>	<b>FY 2020 ACTUAL</b>	<b>FY 2021 ADOPTED</b>	<b>FY 2021 YTD - MAR</b>	<b>FY 2022 PROPOSED</b>	<b>VARIANCE FY 2021-2022</b>
<b>PHYSICAL ENVIRONMENT</b>										
WATER	-	-	-	54,487	29,700	29,487	20,700	7,679	20,700	-
ELECTRICITY	-	-	-	643	12,847	27,631	38,700	14,369	38,700	-
LANDSCAPE MAINTENANCE			-	28,104	126,873	194,068	167,316	88,733	220,000	52,684
LANDSCAPE MAINTENANCE - BUSH HOG MOWING	-	-	-	-	3,000	8,978	6,400	-	-	(6,400)
LANDSCAPE - MULCH	-	-	-	-	-	8,977	10,000	10,114	10,000	-
LANDSCAPE REPLENISHMENT	-	-	-	-	-	7,142	10,000	4,516	10,000	-
IRRIGATION REPAIR & MAINTENANCE	-	-	-	-	-	4,478	5,000	2,301	7,500	2,500
PONDS - AQUATICS MAINTENANCE	-	-	878	-	14,815	17,804	15,204	7,640	20,000	4,796
PONDS -- STOCKING AND PLANT INSTALL	-	-	-	-	-	-	3,000	-	3,000	-
FOUNTAIN MAINTENANCE & REPAIR	-	-	-	-	-	475	11,900	1,028	11,900	-
PONDS LANDSCAPE MAINTENANCE	-	-	-	10,704	-	28,500	33,840	3,600	33,840	-
STREETLIGHTS	-	-	-		37,050	155,541	275,400	50,000	275,400	-
ENTRANCE MONUMENT MAINTENANCE	-	-	-	-	-	19,500	15,600	-	15,600	-
COMPREHENSIVE FIELD SERVICES	-	-	-	-	-	14,196	13,896	8,248	15,000	1,104
AMENITY MANAGEMENT	-	-	-	69	8,410	-	-	-	5,000	5,000
PET WASTE REMOVAL	-	-	-	-	-	-	3,060	-	3,060	-
GATE REPAIR & MAINTENANCE	-	-	-	-	-	300	10,000	-	10,000	-
GATE CLICKERS	-	-	-	-	-	6,000	6,000	5,600	6,000	-
FRONT GATE ATTENDANTS	-	-	-	-	-	-	74,890	-	74,890	-
ENTRANCE GATE CAMERA	-	-	-	-	-	140	7,500	236	7,500	-
HOLIDAY LIGHTING	-	-	-	-	-	3,877	7,500	7,500	7,500	-
REPAIRS & MAINTENANCE	77	-	-	1,650	3,981	1,750	1,000	-	1,000	-
CONTINGENCY		2,100	-	1,600	2,223	95	15,000	6,709	15,000	-
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>77</b>	<b>2,100</b>	<b>878</b>	<b>97,258</b>	<b>238,900</b>	<b>528,938</b>	<b>751,906</b>	<b>218,275</b>	<b>811,590</b>	<b>59,684</b>
<b>TOTAL EXPENDITURES</b>	<b>82,120</b>	<b>90,211</b>	<b>102,745</b>	<b>214,910</b>	<b>367,821</b>	<b>670,126</b>	<b>900,390</b>	<b>294,849</b>	<b>963,930</b>	<b>63,540</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	384	(2,233)	4,399	20,332	(11,853)	(49,772)	-	292,023	-	-
FUND BALANCE - BEGINNING	2,906	3,290	1,057	5,456	25,788	13,935	(35,837)	13,935	305,958	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 3,290</b>	<b>\$ 1,057</b>	<b>\$ 5,456</b>	<b>\$ 25,788</b>	<b>\$ 13,935</b>	<b>\$ (35,837)</b>	<b>\$ (35,837)</b>	<b>\$ 305,958</b>	<b>\$ 305,958</b>	<b>\$ -</b>

**Footnotes:**

(1) No O&M assessments will be charged to the Developer for non=platted lots. Developer is only to fund based on actual expenditures on an as needed basis only

**STATEMENT 2**  
**HIDDEN CREEK CDD**  
**FY 2022 ADOPTED GENERAL FUND EXPENDITURE & O&M ASSESSMENT ALLOCATION**

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

Approx Lot Width	Units	ERU	Total ERU	% ERU
22' (Townhome) (a)	148	0.45	66.60	11.27%
40'	309	0.80	247.20	41.84%
50'	277	1.00	277.00	46.89%
<b>Total</b>	<b>734</b>		<b>590.80</b>	<b>88.73%</b>

Approx Lot Width	Units	ERU	Total ERU	% ERU
Active Adult Unit	436	1.00	436.00	100.00%

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

	Total	TWO (AA)	ONE (PL)
AR = TOTAL EXPENDITURES - NET /(a):	\$ 963,930	\$ 140,030	\$ 823,900
Plus: Early Payment Discount (4.0%)	\$ 41,018	\$ 5,959	\$ 35,060
Plus: County Collection Charges (2.0%)	\$ 20,509	\$ 2,979	\$ 17,530
<b>Total Expenditures - GROSS</b>	<b>\$ 1,025,457</b>	<b>\$ 148,969</b>	<b>\$ 876,489</b>
Total ERU:	1026.80	436.00	590.80
<b>Total AR / ERU - GROSS (as if all On-Roll):</b>	<b>\$998.69</b>	<b>\$341.67</b>	<b>\$1,483.56</b>
Total AR / ERU - NET:	\$938.77	\$321.17	\$1,394.55

**3. Adopted FY 2022 Allocation of AR (as if all On-Roll) /(b)**

Approx Lot Width	Units	Assigned ERU	Net O&M Assmt/Unit	Gross O&M Assmt/Unit	Total Gross O&M Assmt
22'	148	0.45	\$628	\$668	\$98,805
40'	309	0.80	\$1,116	\$1,187	\$366,737
50'	277	1.00	\$1,395	\$1,484	\$410,947
Active Adult Units	436	1.00	\$321	\$342	\$148,969
<b>Total</b>	<b>1,170</b>				<b>\$1,025,457</b>

**4. FY 2021 Allocation of AR (as if all On-Roll) /(a),(b)**

Approx Lot Width	Units	Assigned ERU	Net O&M Assmt/Unit	Gross O&M Assmt/Unit	Total Gross O&M Assmt
22'	148	0.45	\$596	\$635	\$93,911
40'	309	0.80	\$1,060	\$1,128	\$348,571
50'	277	1.00	\$1,325	\$1,410	\$390,592
Active Adult Units	391	1.00	\$300	\$319	\$124,787
<b>Total</b>	<b>1,125</b>				<b>\$957,862</b>

**5. Difference between FY 2022 and FY 2021**

Approx Lot Width	Lot Mix	Assigned ERU	Net Difference	Net Percent Increase
22'	0	0.45	\$31	5.21%
40'	0	0.80	\$55	5.21%
50'	0	1.00	\$69	5.21%
Active Adult Units	45	1.00	\$21	7.06%
<b>Total</b>	<b>45</b>			

**Footnote:**

(a) Limited services provided to Active Adult area, including maintenance along collector road.

(b) Updated Lot Mix provided by developer, Active Adult units have been added to the Lot Mix.

(1) No O&M assessments will be charged to the Developer for non-platted lots. Developer is only to fund based on actual expenditures on an as needed basis only

STATEMENT 3 HIDDEN CREEK CDD - CONTRACT SUMMARY				
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	Contract Amt. / Year	PO #	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:				
SUPERVISORS COMPENSATION		8,000		Estimated 5 Supervisors to be in attendance for 8 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES		612		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICES		457		Approximately \$54 per payroll and 1x yearly fee of \$25
MANAGEMENT CONSULTING SERVICES	DPFG	24,000		The District receives Management & Accounting services
CONSTRUCTION ACCOUNTING SERVICE		4,000		It is anticipated about 40% of bond funds will remain to be requisitioned
PLANNING, COORDINATING & CONTRACT SERVICES	DPFG	36,000		Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	DPFG	7,500		The District receives administrative services as part of the agreement, approximates \$500 Monthly
BANK FEES	CHASE	120		Bank fees associated with maintaining the District's bank accounts
MISCELLANEOUS		500		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING SERVICES	DIBARTOLOMEO	2,800		State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter. Go out for RFP FY 21
TRAVEL PER DIEM		200		Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE	EGIS INSURANCE	21,586		Annual , inclusive of Amenity Center for general liability, property and officer and director insurance
REGULATORY AND PERMIT FEES	STATE	175		The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TAMPA BAY TIMES	1,500		The District is required to advertise various notices for monthly Board meetings, RFPs, and other public hearings in a newspaper of general circulation.
PERFORMANCE & WARRANTY BOND PREMIUM		-		
ENGINEERING SERVICES	STANTEC CONSULTING	7,000		Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	9,000		Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
WEBSITE DEVELOPMENT AND HOSTING	CAMPUS SUITE	2,015		Website ADA compliance from Campus Suite for website platform and 750 pages of remediation. Also includes \$500 for DPFG to maintain content
MISCELLANEOUS		-		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items



STATEMENT 3 HIDDEN CREEK CDD - CONTRACT SUMMARY				
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	Contract Amt. / Year	PO #	COMMENTS (SCOPE OF SERVICE)
<b>DEBT ADMINISTRATIVE:</b>				
ARBITRAGE	LLS Solutions	1,300		The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code for Series 2016 and 2019
DISSIMINATION AGENT	LERNER SERVICES	6,500		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure
TRUSTEE FEES	US BANK	19,075		Confirmed amount with Trustee to maintain the District's bond funds for Series 2016 & 2019
<b>PHYSICAL ENVIRONMENT:</b>				
WATER	HILLSBOROUGH COUNTY	20,700		Meter located at 16620 Lagoon Shore Blvd; ave \$1725/mo
ELECTRICITY	TECO	38,700		Meters located at 16925 Trite Bend Street, 5329 Avid Reef, 504 Sailor Pines, 5108 & 5109 Jackel Chase, and 16620, 16671 and 16675 Lagoon Shore Blvd; Est \$3225/mo
LANDSCAPE MAINTENANCE	BRIGHTVIEW	220,000	OM-HC-004 & OM-HC-DPFG-004	Basic Service to include mowing, weed edging, blowing, weed control, turf and ornamental agronomic program and irrigation inspections, plus additional estimated for new entrance fountain, gate house, and completion of collector road (from Lagoon Shore Blvd to Sailor Pines Ct, excluding Phase 4 connector road); adds Addendum 3
LANDSCAPE MAINTENANCE - BUSH HOG MOWING	SOUTHERN SERVICES	-	OM-HC-004 & OM-HC-DPFG-004	Per event is \$1,600, estimated for 4 events
LANDSCAPE - MULCH	BRIGHTVIEW	10,000		Mulch community 1x 945 bales of pine straw
LANDSCAPE REPLENISHMENT	BRIGHTVIEW	10,000		Estimated (bushes, sod, tree replacement and bush and tree removal)
IRRIGATION REPAIR & MAINTENANCE	BRIGHTVIEW	7,500		Estimated
PONDS - AQUATICS MAINTENANCE	AQUATIC SYSTEMS	20,000	OM-HC-DPFG-003	Waterway management and maintenance for sites 1-9 and for sites 12 - 15
PONDS -- STOCKING AND PLANT INSTALL	AQUATIC SYSTEMS	3,000		Bream carp stocking and plant install
FOUNTAIN MAINTENANCE & REPAIR	FLORIDA FOUNTAIN	11,900	OM-HC-DPFG-010	Fountain cleaning \$175/qtr per fountain (7 fountains) + \$1,000/yr maintenance & repair per fountain
PONDS LANDSCAPE MAINTENANCE	SOUTHERN SERVICES	33,840		Mowing of future pond areas
STREETLIGHTS	GIG FIBER	275,400	OM-HC-DPFG-009	423 streetlights @ \$50/mo + \$100/light deposit for 216 lights
ENTRANCE MONUMENT MAINTENANCE	H2O Pool	15,600		Fountain maintenance \$1,300/mo (water treatment, and cleaning of structure, excluding landscaping) (estimate)
COMPREHENSIVE FIELD SERVICES		15,000		Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.
AMENITY MANAGEMENT		5,000		
FIELD MANAGER TRAVEL		-		
PET WASTE REMOVAL	POOP 911	3,060		Removal of pet waste, replace can liners, fill and pick up bags for 7 pet stations once weekly. Includes 5,000 bags
GATE REPAIR & MAINTENANCE		10,000		Estimated cost for repair, cell service \$55/gate per month, Contact One \$145/gate per month, and programming (2 gates)
GATE CLICKERS		6,000		Estimated 200 clickers @ \$30 ea
FRONT GATE ATTENDANTS		74,890		Security guard at front gate 6pm to 6am 7 days a week - Allied Universal bid
ENTRANCE GATE CAMERA		7,500		Supply and install vehicle camera for entrance and exit gates
HOLIDAY LIGHTING		7,500		Holiday lighting
REPAIRS & MAINTENANCE		1,000		As needed for signs and other items not listed above
CONTINGENCY		15,000		Additional for adding new landcaping, irrigation, ponds, or amenities for additional phases

**STATEMENT 4  
HIDDEN CREEK  
ADOPTED FY 2021-2022 DEBT SERVICE OBLIGATION**

	<b>SERIES 2016A-1</b>	<b>SERIES 2016A-2</b>	<b>SERIES 2019A-1</b>	<b>SERIES 2019A-2 (AA3)</b>	<b>SERIES 2019A-2 (AA4)</b>	<b>TOTAL FY22 BUDGET</b>
<b>REVENUE</b>						
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 414,227		\$ 309,887			\$ 724,114
SPECIAL ASSESSMENTS - OFF ROLL (NET)	-	22,813	-	89,225	62,888	174,925
LESS: EARLY PAYMENT DISCOUNT	(16,569)	-	(12,395)	-	-	(28,965)
<b>TOTAL REVENUE</b>	<b>397,658</b>	<b>22,813</b>	<b>297,491</b>	<b>89,225</b>	<b>62,888</b>	<b>870,075</b>
<b>EXPENDITURES</b>						
COUNTY - ASSESSMENT COLLECTION FEES	8,285	-	6,198	-	-	14,482
INTEREST EXPENSE						
May 1, 2022	152,849	11,406	107,978	44,613	31,444	348,289
November 1, 2022	152,849	11,406	107,978	44,613	31,444	348,289
PRINCIPAL PAYMENT						
November 1, 2022	80,000	-	75,000	-	-	155,000
<b>TOTAL EXPENDITURES</b>	<b>393,982</b>	<b>22,813</b>	<b>297,154</b>	<b>89,225</b>	<b>62,888</b>	<b>866,061</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>3,676</b>	<b>-</b>	<b>338</b>	<b>-</b>	<b>-</b>	<b>4,014</b>
<b>FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT</b>	<b>\$ 3,676</b>	<b>\$ -</b>	<b>\$ 338</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,014</b>

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

<b>LOT WIDTH</b>	<b>LOTS</b>	<b>ERU</b>	<b>Total ERU</b>	<b>Adjusted % ERU</b>	<b>TOTAL ASSMTS</b>	<b>ASSMT / LOT</b>
40'	198	0.8	158.4	45.5%	\$ 188,558	\$ 952
50'	193	1.0	193.0	54.5%	\$ 225,669	\$ 1,169
<b>Total</b>	<b>391</b>		351.4	100.0%	<b>\$ 414,227</b>	

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

<b>LOT WIDTH</b>	<b>LOTS</b>	<b>ERU</b>	<b>Total ERU</b>	<b>% ERU</b>	<b>TOTAL ASSMTS</b>	<b>ASSMT / LOT</b>
TH	148	0.5	74.0	28.2%	\$ 87,259	\$ 590
40'	106	0.8	84.8	32.3%	\$ 99,994	\$ 943
50'	104	1.0	104.0	39.6%	\$ 122,634	\$ 1,179
<b>Total</b>	<b>358</b>		262.8	100.0%	<b>\$ 309,887</b>	