

***HIDDEN CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Date/Time:
Wednesday, August 10, 2022
6:00 P.M.***

***Location:
Hilton Garden Inn
4328 Garden Vista Drive
Riverview, Florida 33578***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Hidden Creek Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32745

813-564-7847

Board of Supervisors

Hidden Creek Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Hidden Creek Community Development District is scheduled for **Wednesday, August 10, 2022 at 6:00 P.M.** at the **Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault

District Manager

813-564-7847

CC: Attorney
Engineer
District Records

District: HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Wednesday, August 10, 2022

Time: 6:00 p.m.

Location: Hilton Garden Inn
4328 Garden Vista Drive
Riverview, FL 33578

Dial In: 312-626-6799
Meeting ID: 765 408 9133
Passcode: 12345

Agenda

For the full agenda packet, please contact patricia@breezehome.com

I. Roll Call

II. Audience Comments – (3-minute limit per individual on agenda items)

III. Business Items

A. FY 2022-2023 Budget Public Hearing

- Open Public Hearing
- Presentation of the FY 2022-2023 Budget
 - Affidavit of Publication – 1st Publication July 15, 2022
 - Affidavit of Publication – 2nd Publication July 22, 2022
- Public Comments
- Close Public Hearing

Exhibit 1

B. Consideration and Adoption of Resolution 2022-10, Adopting Final Budget for FY 2022-2023

Exhibit 2

- Exhibit A – FY 2022-2023 Budget

C. FY 2022-2023 Assessments Public Hearing

- Open Public Hearing
- Public Comments
- Close Public Hearing

D. Consideration and Adoption of Resolution 2022-11, Imposing and Levying O&M Assessments for FY 2022-2023 Budget

Exhibit 3

- Exhibit A - FY 2022-2023 Budget

E. Consideration and Adoption of Resolution 2022-12, Setting Landowner's Election Meeting

Exhibit 4

F. Consideration and Adoption of Resolution 2022-13, Adopting FY 2022-2023 Meeting Schedule

Exhibit 5

- | | |
|---|-------------------|
| G. Consideration for Arbitrage Rebate Counselors, LLC Proposal | Exhibit 6 |
| ➤ Exhibit A - Presentation of Arbitrage Rebate Counselors Brochure | |
| ➤ Presentation of Annual Arbitrage Calculations Contract | |
| H. Presentation of Brightview Quality Site Assessment | Exhibit 7 |
| IV. Consent Agenda | |
| A. Acceptance of the March Unaudited Financial Statement | Exhibit 8 |
| B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held March 9, 2022 | Exhibit 9 |
| C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held April 1, 2022 | Exhibit 10 |
| D. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held April 15, 2022 | Exhibit 11 |
| E. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 11, 2022 | Exhibit 12 |
| F. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 8, 2022 | Exhibit 13 |
| G. Ratification of Brightview Pre-Authorized Storm Clean Up Proposal | Exhibit 14 |
| H. Ratification of Contracts | Exhibit 15 |
| V. Staff Reports | |
| A. District Manager | |
| B. District Attorney | |
| C. District Engineer | |
| VI. Audience Comments – New Business – (limited to 3 minutes per individual) | |
| VII. Supervisor Requests | |
| VIII. Adjournment | |

EXHIBIT 1

**STATEMENT 1
HIDDEN CREEK CDD
FY 2023 PROPOSED BUDGET
GENERAL FUND (O&M)**

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
REVENUE								
GENERAL FUND REVENUE /(1)	\$ 98,144	\$ 229,671	\$ 303,468	\$ 149,782	\$ 928,262	\$ 832,741	\$ 1,127,794	295,053
DEVELOPER FUNDING			47,189	470,572	-	131,189	-	(131,189)
SOIUTHSHORE BAY CLUB - ROADWAY	-	-	-	-	-	-	1,800	1,800
SOUTHSHORE BAY CLUB - GATE ATTENDANTS	-	-	-	-	-	-	20,530	20,530
MISCELLELLANOUS REVENUE	9,000	5,571	5,311	-	-	-	-	-
TOTAL REVENUE	107,144	235,242	355,968	620,354	928,262	963,930	1,150,123	186,193
EXPENDITURES								
ADMINISTRATIVE								
SUPERVISORS COMPENSATION	3,600	4,200	1,630	2,600	1,655	8,000	4,800	(3,200)
PAYROLL TAXES	275	321	291	199	123	612	367	(245)
PAYROLL SERVICES	301	528	352	196	199	457	495	38
MANAGEMENT CONSULTING SERVICES	21,000	24,000	24,000	24,000	23,086	24,000	26,000	2,000
CONSTRUCTION ACCOUNTING SERVICE	9,000	4,500	8,500	6,000	4,000	4,000	-	(4,000)
PLANNING & COORDINATION SERVICES	36,000	36,000	36,000	36,000	36,000	36,000	36,000	-
ADMINISTRATIVE SERVICES	7,500	7,560	7,500	7,500	7,500	7,500	7,500	-
BANK FEES	15	129	130	152	150	120	120	-
MISCELLANEOUS	-	478	15	695	1,727	500	500	-
AUDITING SERVICES	2,400	2,400	2,300	2,400	2,500	2,800	3,200	400
TRAVEL PER DIEM	-	-	16	-	-	200	200	-
INSURANCE	2,410	5,300	8,973	18,901	20,554	21,586	24,373	2,787
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	2,446	1,231	5,934	5,882	3,015	1,500	1,500	-
ENGINEERING SERVICES	3,923	7,987	4,990	5,072	10,498	7,000	7,000	-
LEGAL SERVICES	8,065	7,349	9,863	5,044	17,843	9,000	10,000	1,000
WEBSITE DEVELOPMENT AND HOSTING	757	740	2,109	2,232	1,515	2,015	2,015	-
MISCELLANEOUS CONTINGENCY	-	-	489	-	-	-	-	-
TOTAL ADMINISTRATIVE	97,867	102,898	113,266	117,047	130,540	125,465	124,245	(1,220)
DEBT ADMINISTRATION								
ARBITRAGE	-	650	650	650	650	1,300	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	19,072	19,075	10,722	(8,353)
TOTAL DEBT ADMINISTRATION	4,000	14,754	15,655	30,222	26,222	26,875	18,522	(8,353)

**STATEMENT 1
HIDDEN CREEK CDD
FY 2023 PROPOSED BUDGET
GENERAL FUND (O&M)**

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
PHYSICAL ENVIRONMENT								
WATER	-	54,487	29,700	29,487	13,322	20,700	20,700	-
ELECTRICITY	-	643	12,847	27,631	29,456	38,700	38,700	-
LANDSCAPE MAINTENANCE	-	28,104	126,873	195,030	206,061	220,000	220,000	-
LANDSCAPE - MULCH	-	-	-	8,977	3,638	10,000	10,000	-
LANDSCAPE REPLENISHMENT	-	-	-	7,142	6,067	10,000	10,000	-
IRRIGATION REPAIR & MAINTENANCE	-	-	-	4,478	7,019	7,500	7,500	-
PONDS - AQUATICS MAINTENANCE	878	-	14,815	17,804	15,629	20,000	40,000	20,000
PONDS -- STOCKING AND PLANT INSTALL	-	-	-	-	-	3,000	3,000	-
FOUNTAIN MAINTENANCE & REPAIR	-	-	-	475	1,936	11,900	11,900	-
PONDS LANDSCAPE MAINTENANCE	-	10,704	-	28,500	27,848	33,840	65,000	31,160
STREETLIGHTS	-	-	37,050	113,241	191,195	275,400	276,100	700
ENTRANCE MONUMENT MAINTENANCE	-	-	-	19,500	14,300	15,600	15,600	-
COMPREHENSIVE FIELD SERVICES	-	-	-	14,196	13,896	15,000	15,000	-
AMENITY MANAGEMENT	-	69	8,410	-	-	5,000	5,000	-
PET WASTE REMOVAL	-	-	-	-	2,425	3,060	3,060	-
GATE REPAIR & MAINTENANCE	-	-	-	300	8,407	10,000	10,000	-
GATE CLICKERS	-	-	-	6,000	33,155	6,000	6,000	-
FRONT GATE ATTENDANTS	-	-	-	-	17,548	74,890	205,296	130,406
ENTRANCE GATE CAMERA MAINTENANCE	-	-	-	140	7,140	7,500	3,000	(4,500)
HOLIDAY LIGHTING	-	-	-	3,877	7,500	7,500	7,500	-
REPAIRS & MAINTENANCE	-	1,650	3,981	1,750	321	1,000	1,000	-
ROADWAY MAINTENANCE RESERVE	-	-	-	-	-	-	18,000	18,000
CONTINGENCY	-	1,600	5,223	852	16,369	15,000	15,000	-
TOTAL PHYSICAL ENVIRONMENT	878	97,258	238,900	479,379	623,232	811,590	1,007,356	195,766
TOTAL EXPENDITURES	102,745	214,910	367,821	626,648	779,994	963,930	1,150,123	186,193
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	4,399	20,332	(11,853)	(6,294)	148,268	-	-	-
FUND BALANCE - BEGINNING	1,057	5,456	25,788	13,935	7,641	4,849	4,849	-
Less amounts associated with construction funding AR					(151,060)	-		
FUND BALANCE - ENDING	\$ 5,456	\$ 25,788	\$ 13,935	\$ 7,641	\$ 4,849	\$ 4,849	\$ 4,849	\$ -

STATEMENT 2
HIDDEN CREEK CDD
FY 2023 PROPOSED 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	11.32%
40'	277	0.80	221.60	37.67%
50'	300	1.00	300.00	51.00%
Total	725		588.20	88.68%

Approx Lot Width	Units	ERU	Total ERU	% ERU
Active Adult Unit	391	1.00	391.00	100.00%

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

	Total	TWO (AA)	ONE (PL)
AR = TOTAL EXPENDITURES - NET /(a):	\$ 1,127,794	\$ 149,755	\$ 978,039
Plus: Early Payment Discount (4.0%)	\$ 47,991	\$ 6,373	\$ 41,619
Plus: County Collection Charges (2.0%)	\$ 23,996	\$ 3,186	\$ 20,809
Total Expenditures - GROSS	\$ 1,199,780	\$ 159,314	\$ 1,040,467
Total ERU:	979.20	391.00	588.20
Total AR / ERU - GROSS (as if all On-Roll):	\$1,225.27	\$407.45	\$1,768.90
Total AR / ERU - NET:	\$1,151.75	\$383.00	\$1,662.77

Net amount reflects the receipt of funds from Southshore for road maintenance and gate attendants

3. Proposed FY 2023 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	\$748	\$796	\$117,809
40'	277	0.80	\$1,330	\$1,415	\$391,988
50'	300	1.00	\$1,663	\$1,769	\$530,670
Active Adult Units	391	1.00	\$383	\$407	\$159,314
Total	1,116				\$1,199,780

4. FY 2022 Adopted 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	\$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
Total	1,170				\$1,025,457

5. Difference between FY 2022 and FY 2023

Approx Lot Width	Assigned ERU	Net Difference	Net Percent Increase	Per Month
22'	0.45	\$120	19.15%	\$10.02
40'	0.80	\$214	19.19%	\$17.85
50'	1.00	\$268	19.19%	\$22.31
Active Adult Units	1.00	\$62	19.32%	\$5.17
Total				

Footnote:

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

(b) Un-platted lands will receive an O&M assessment for CDD administrative services. Developer will enter into an O&M deficit funding agreement for the FY 2022/2023 budget to cover any shortfalls in the FY 2022/2023 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

STATEMENT 3 HIDDEN CREEK CDD - CONTRACT SUMMARY			
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	Contract Amt. / Year	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:	BREEZE		
SUPERVISORS COMPENSATION		4,800	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES		367	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICES		495	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor
MANAGEMENT CONSULTING SERVICES	BREEZE	26,000	The District received Management, Accounting and Assessment services as part of a Management Agreement.
CONSTRUCTION ACCOUNTING SERVICE		-	It is not anticipated that the District will be in need of construction accounting in FY 2023
PLANNING, COORDINATING & CONTRACT SERVICES	BREEZE	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	BREEZE	7,500	The District receives administrative services as part of the agreement, approximates \$500 Monthly
BANK FEES	BANK UNITED	120	Fees associated with maintaining the District's bank accounts and the ordering of checks
MISCELLANEOUS		500	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING SERVICES	DIBARTOLOMEO	3,200	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM		200	Estimated for Supervisor travel to and from District meetings
INSURANCE	EGIS INSURANCE	24,373	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received fro EGIS.
REGULATORY AND PERMIT FEES	STATE	175	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.
LEGAL ADVERTISEMENTS	TAMPA BAY TIMES	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation
ENGINEERING SERVICES	STANTEC CONSULTING	7,000	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	10,000	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Superviros and the District Manager
WEBSITE DEVELOPMENT AND HOSTING	CAMPUS SUITE	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
MISCELLANEOUS		-	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
	TOTAL	124,245	

STATEMENT 3 HIDDEN CREEK CDD - CONTRACT SUMMARY			
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	Contract Amt. / Year	COMMENTS (SCOPE OF SERVICE)
DEBT ADMINISTRATIVE:			
ARBITRAGE	LLS Solutions	1,300	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calculated by end of July
DISSIMINATION AGENT	LERNER SERVICES	6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	US BANK	10,722	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is confirmed with Trustee for bond issuance
	TOTAL	18,522	
PHYSICAL ENVIRONMENT:			
WATER	HILLSBOROUGH COUNTY	20,700	The District contracts for water utilities for use in the District. The budget is appropriated for the Meter located at 16620 Lagoon Shore Blvd; ave \$1725/mo
ELECTRICITY	TECO	38,700	The District contracts for electric utilities for 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	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. Adding in additional \$20,000 for services areas coming on board in FY 2023
LANDSCAPE - MULCH	BRIGHTVIEW	10,000	Mulch is contracted for the community. The budget considers a one time install of 945 bales of pine straw
LANDSCAPE REPLENISHMENT	BRIGHTVIEW	10,000	Estimated (bushes, sod, tree replacement and bush and tree removal) as needed for the District
IRRIGATION REPAIR & MAINTENANCE	BRIGHTVIEW	7,500	Estimated for repairs and maintenance of the irrigation system. Amount is estimated based on historical averages
PONDS - AQUATICS MAINTENANCE	AQUATIC SYSTEMS	40,000	The District contracts for Waterway management and maintenance for sites 1-9 and for sites 12 - 15. There will be a total of 25 ponds in FY 2023
PONDS -- STOCKING AND PLANT INSTALL	AQUATIC SYSTEMS	3,000	To maintain the health of the District's waterways the District considers Bream carp stocking and plant install
FOUNTAIN MAINTENANCE & REPAIR	FLORIDA FOUNTAIN	11,900	The District contracts for Fountain cleaning \$175/qtr per fountain (7 fountains) + \$1,000/yr maintenance & repair per fountain
PONDS LANDSCAPE MAINTENANCE	SOLITUDE	65,000	Mowing of future pond areas that will be brought online in FY 2023
STREETLIGHTS	GIG FIBER	276,100	The District installs solar streetlights in the District. It is anticipated that there will be a total of 456 streetlights for FY 2023
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	To address gate management and open park areas
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		205,296	Security guard at front gate 6pm to 6am 7 days a week - Allied Universal bid
ENTRANCE GATE CAMERA MAINTENANCE		3,000	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
ROADWAY MAINTENANCE		18,000	A reserve to be paid over the next 20 years as mandated by Hillsborough County for the repavement and resurfacing of the roads
CONTINGENCY		15,000	Additional for adding new landscaping, irrigation, ponds, or amenities for additional phases

**STATEMENT 4
HIDDEN CREEK
ADOPTED FY 2022-2023 DEBT SERVICE OBLIGATION**

	SERIES 2016A-1	SERIES 2019A-1	SERIES 2019A-2 (AA3)	TOTAL FY23 BUDGET
REVENUE				
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 411,804	\$ 309,887		\$ 721,691
SPECIAL ASSESSMENTS - OFF ROLL (NET)	-	-	12,631	12,631
LESS: EARLY PAYMENT DISCOUNT	(16,472)	(12,395)	-	(28,868)
TOTAL REVENUE	395,332	297,491	12,631	705,454
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	8,236	6,198	-	14,434
INTEREST EXPENSE				
May 1, 2023	149,583	106,431	6,316	262,330
November 1, 2023	149,583	106,431	6,316	262,330
PRINCIPAL PAYMENT				
November 1, 2023	85,000	75,000	-	160,000
TOTAL EXPENDITURES	392,403	294,060	12,631	699,094
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,929	3,431	-	6,360
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 2,929	\$ 3,431	\$ -	\$ 6,360

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

LOT WIDTH	LOTS	ERU	Total ERU	Adjusted % ERU	TOTAL ASSMTS	ASSMT / LOT
40'	198	0.8	158.4	45.5%	\$ 187,455	\$ 947
50'	193	1.0	193.0	54.5%	\$ 224,349	\$ 1,162
Total	391		351.4	100.0%	\$ 411,804	

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

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
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
Total	358		262.8	100.0%	\$ 309,887	

Serial Number
22-02325H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Board of Supervisors Meeting of the Hidden Creek Community Development District

in the matter of Hidden Creek CDD Board of Supervisors Meeting on August 10, 2022 at 6:00 p.m.

in the Court, was published in said newspaper by print in the

issues of 7/15/2022

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

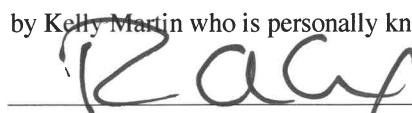
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

15th day of July, 2022 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Cox
Comm. #GG251785
Expires: Aug. 23, 2022
Bonded Thru Aaron Notary

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Hidden Creek Community Development District (the "District") will hold a public hearing and a meeting on August 10, 2022, at 6:00 p.m. at the Hilton Garden Inn, Riverview, 4328 Garden Vista Drive, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.hiddencreekcdd.org, or may be obtained by contacting the District Manager's office via email at Patricia@breezehome.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Approx Lot Width	Gross O&M Assmt/Unit
22'	\$796.00
40'	\$1,415.12
50'	\$1,768.90
Active Adult Units	\$407.45

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

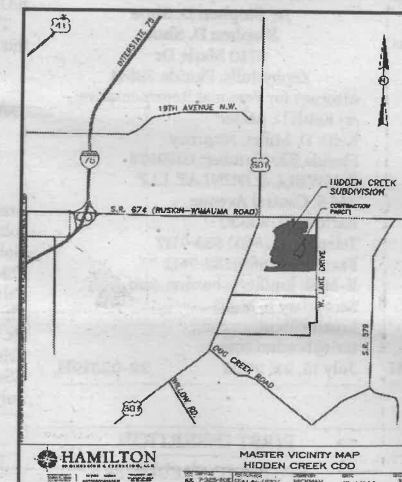
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Patricia Thibault
District Manager



July 15, 2022

22-02325H

Serial Number
22-02362H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

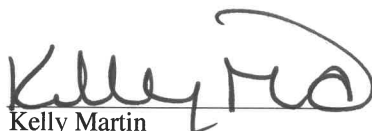
being a Notice of Public Hearing and Board of Supervisors Meeting of the Hidden Creek Community Development District

in the matter of Hidden Creek CDD Board of Supervisors Meeting on August 10, 2022 at 6:00 p.m.

in the Court, was published in said newspaper by print in the issues of 7/22/2022

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

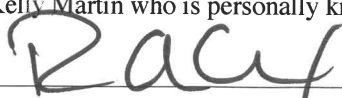
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

22nd day of July, 2022 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Cox
Comm. #66251785
Expires: Aug. 23, 2022
Bonded Thru Aaron Notary

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Hidden Creek Community Development District (the "District") will hold a public hearing and a meeting on August 10, 2022, at 6:00 p.m. at Hilton Garden Inn, Riverview, 4328 Garden Vista Drive, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.hiddencreekcdd.org, or may be obtained by contacting the District Manager's office via email at Patricia@breezehome.com or via phone at (813) 565-4663.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Patricia Thibault
District Manager
July 22, 2022

22-02362H

EXHIBIT 2

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Hidden Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Hidden Creek Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 10, 2022.

Attested By:

**Hidden Creek Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

**STATEMENT 1
HIDDEN CREEK CDD
FY 2023 PROPOSED BUDGET
GENERAL FUND (O&M)**

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
REVENUE								
GENERAL FUND REVENUE /(1)	\$ 98,144	\$ 229,671	\$ 303,468	\$ 149,782	\$ 928,262	\$ 832,741	\$ 1,127,794	295,053
DEVELOPER FUNDING			47,189	470,572	-	131,189	-	(131,189)
SOIUTHSHORE BAY CLUB - ROADWAY	-	-	-	-	-	-	1,800	1,800
SOUTHSHORE BAY CLUB - GATE ATTENDANTS	-	-	-	-	-	-	20,530	20,530
MISCELLELLANOUS REVENUE	9,000	5,571	5,311	-	-	-	-	-
TOTAL REVENUE	107,144	235,242	355,968	620,354	928,262	963,930	1,150,123	186,193
EXPENDITURES								
ADMINISTRATIVE								
SUPERVISORS COMPENSATION	3,600	4,200	1,630	2,600	1,655	8,000	4,800	(3,200)
PAYROLL TAXES	275	321	291	199	123	612	367	(245)
PAYROLL SERVICES	301	528	352	196	199	457	495	38
MANAGEMENT CONSULTING SERVICES	21,000	24,000	24,000	24,000	23,086	24,000	26,000	2,000
CONSTRUCTION ACCOUNTING SERVICE	9,000	4,500	8,500	6,000	4,000	4,000	-	(4,000)
PLANNING & COORDINATION SERVICES	36,000	36,000	36,000	36,000	36,000	36,000	36,000	-
ADMINISTRATIVE SERVICES	7,500	7,560	7,500	7,500	7,500	7,500	7,500	-
BANK FEES	15	129	130	152	150	120	120	-
MISCELLANEOUS	-	478	15	695	1,727	500	500	-
AUDITING SERVICES	2,400	2,400	2,300	2,400	2,500	2,800	3,200	400
TRAVEL PER DIEM	-	-	16	-	-	200	200	-
INSURANCE	2,410	5,300	8,973	18,901	20,554	21,586	24,373	2,787
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	2,446	1,231	5,934	5,882	3,015	1,500	1,500	-
ENGINEERING SERVICES	3,923	7,987	4,990	5,072	10,498	7,000	7,000	-
LEGAL SERVICES	8,065	7,349	9,863	5,044	17,843	9,000	10,000	1,000
WEBSITE DEVELOPMENT AND HOSTING	757	740	2,109	2,232	1,515	2,015	2,015	-
MISCELLANEOUS CONTINGENCY	-	-	489	-	-	-	-	-
TOTAL ADMINISTRATIVE	97,867	102,898	113,266	117,047	130,540	125,465	124,245	(1,220)
DEBT ADMINISTRATION								
ARBITRAGE	-	650	650	650	650	1,300	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	19,072	19,075	10,722	(8,353)
TOTAL DEBT ADMINISTRATION	4,000	14,754	15,655	30,222	26,222	26,875	18,522	(8,353)

**STATEMENT 1
HIDDEN CREEK CDD
FY 2023 PROPOSED BUDGET
GENERAL FUND (O&M)**

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
PHYSICAL ENVIRONMENT								
WATER	-	54,487	29,700	29,487	13,322	20,700	20,700	-
ELECTRICITY	-	643	12,847	27,631	29,456	38,700	38,700	-
LANDSCAPE MAINTENANCE	-	28,104	126,873	195,030	206,061	220,000	220,000	-
LANDSCAPE - MULCH	-	-	-	8,977	3,638	10,000	10,000	-
LANDSCAPE REPLENISHMENT	-	-	-	7,142	6,067	10,000	10,000	-
IRRIGATION REPAIR & MAINTENANCE	-	-	-	4,478	7,019	7,500	7,500	-
PONDS - AQUATICS MAINTENANCE	878	-	14,815	17,804	15,629	20,000	40,000	20,000
PONDS -- STOCKING AND PLANT INSTALL	-	-	-	-	-	3,000	3,000	-
FOUNTAIN MAINTENANCE & REPAIR	-	-	-	475	1,936	11,900	11,900	-
PONDS LANDSCAPE MAINTENANCE	-	10,704	-	28,500	27,848	33,840	65,000	31,160
STREETLIGHTS	-	-	37,050	113,241	191,195	275,400	276,100	700
ENTRANCE MONUMENT MAINTENANCE	-	-	-	19,500	14,300	15,600	15,600	-
COMPREHENSIVE FIELD SERVICES	-	-	-	14,196	13,896	15,000	15,000	-
AMENITY MANAGEMENT	-	69	8,410	-	-	5,000	5,000	-
PET WASTE REMOVAL	-	-	-	-	2,425	3,060	3,060	-
GATE REPAIR & MAINTENANCE	-	-	-	300	8,407	10,000	10,000	-
GATE CLICKERS	-	-	-	6,000	33,155	6,000	6,000	-
FRONT GATE ATTENDANTS	-	-	-	-	17,548	74,890	205,296	130,406
ENTRANCE GATE CAMERA MAINTENANCE	-	-	-	140	7,140	7,500	3,000	(4,500)
HOLIDAY LIGHTING	-	-	-	3,877	7,500	7,500	7,500	-
REPAIRS & MAINTENANCE	-	1,650	3,981	1,750	321	1,000	1,000	-
ROADWAY MAINTENANCE RESERVE	-	-	-	-	-	-	18,000	18,000
CONTINGENCY	-	1,600	5,223	852	16,369	15,000	15,000	-
TOTAL PHYSICAL ENVIRONMENT	878	97,258	238,900	479,379	623,232	811,590	1,007,356	195,766
TOTAL EXPENDITURES	102,745	214,910	367,821	626,648	779,994	963,930	1,150,123	186,193
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	4,399	20,332	(11,853)	(6,294)	148,268	-	-	-
FUND BALANCE - BEGINNING	1,057	5,456	25,788	13,935	7,641	4,849	4,849	-
Less amounts associated with construction funding AR					(151,060)	-		
FUND BALANCE - ENDING	\$ 5,456	\$ 25,788	\$ 13,935	\$ 7,641	\$ 4,849	\$ 4,849	\$ 4,849	\$ -

STATEMENT 2
HIDDEN CREEK CDD
FY 2023 PROPOSED 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	11.32%
40'	277	0.80	221.60	37.67%
50'	300	1.00	300.00	51.00%
Total	725		588.20	88.68%

Approx Lot Width	Units	ERU	Total ERU	% ERU
Active Adult Unit	391	1.00	391.00	100.00%

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

	Total	TWO (AA)	ONE (PL)
AR = TOTAL EXPENDITURES - NET /(a):	\$ 1,127,794	\$ 149,755	\$ 978,039
Plus: Early Payment Discount (4.0%)	\$ 47,991	\$ 6,373	\$ 41,619
Plus: County Collection Charges (2.0%)	\$ 23,996	\$ 3,186	\$ 20,809
Total Expenditures - GROSS	\$ 1,199,780	\$ 159,314	\$ 1,040,467 [a]
Total ERU:	979.20	391.00	588.20 [b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,225.27	\$407.45	\$1,768.90 [a] / [b]
Total AR / ERU - NET:	\$1,151.75	\$383.00	\$1,662.77

Net amount reflects the receipt of funds from Southshore for road maintenance and gate attendants

3. Proposed FY 2023 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	\$748	\$796	\$117,809
40'	277	0.80	\$1,330	\$1,415	\$391,988
50'	300	1.00	\$1,663	\$1,769	\$530,670
Active Adult Units	391	1.00	\$383	\$407	\$159,314
Total	1,116				\$1,199,780

4. FY 2022 Adopted 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	\$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
Total	1,170				\$1,025,457

5. Difference between FY 2022 and FY 2023

Approx Lot Width	Assigned ERU	Net Difference	Net Percent Increase	Per Month
22'	0.45	\$120	19.15%	\$10.02
40'	0.80	\$214	19.19%	\$17.85
50'	1.00	\$268	19.19%	\$22.31
Active Adult Units	1.00	\$62	19.32%	\$5.17
Total				

Footnote:

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

(b) Un-platted lands will receive an O&M assessment for CDD administrative services. Developer will enter into an O&M deficit funding agreement for the FY 2022/2023 budget to cover any shortfalls in the FY 2022/2023 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

STATEMENT 3 HIDDEN CREEK CDD - CONTRACT SUMMARY			
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	Contract Amt. / Year	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:	BREEZE		
SUPERVISORS COMPENSATION		4,800	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES		367	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICES		495	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor
MANAGEMENT CONSULTING SERVICES	BREEZE	26,000	The District received Management, Accounting and Assessment services as part of a Management Agreement.
CONSTRUCTION ACCOUNTING SERVICE		-	It is not anticipated that the District will be in need of construction accounting in FY 2023
PLANNING, COORDINATING & CONTRACT SERVICES	BREEZE	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	BREEZE	7,500	The District receives administrative services as part of the agreement, approximates \$500 Monthly
BANK FEES	BANK UNITED	120	Fees associated with maintaining the District's bank accounts and the ordering of checks
MISCELLANEOUS		500	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING SERVICES	DIBARTOLOMEO	3,200	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM		200	Estimated for Supervisor travel to and from District meetings
INSURANCE	EGIS INSURANCE	24,373	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received fro EGIS.
REGULATORY AND PERMIT FEES	STATE	175	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.
LEGAL ADVERTISEMENTS	TAMPA BAY TIMES	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation
ENGINEERING SERVICES	STANTEC CONSULTING	7,000	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	10,000	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Superviros and the District Manager
WEBSITE DEVELOPMENT AND HOSTING	CAMPUS SUITE	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
MISCELLANEOUS		-	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
	TOTAL	124,245	

STATEMENT 3 HIDDEN CREEK CDD - CONTRACT SUMMARY			
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	Contract Amt. / Year	COMMENTS (SCOPE OF SERVICE)
DEBT ADMINISTRATIVE:			
ARBITRAGE	LLS Solutions	1,300	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calculated by end of July
DISSIMINATION AGENT	LERNER SERVICES	6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	US BANK	10,722	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is confirmed with Trustee for bond issuance
	TOTAL	18,522	
PHYSICAL ENVIRONMENT:			
WATER	HILLSBOROUGH COUNTY	20,700	The District contracts for water utilities for use in the District. The budget is appropriated for the Meter located at 16620 Lagoon Shore Blvd; ave \$1725/mo
ELECTRICITY	TECO	38,700	The District contracts for electric utilities for 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	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. Adding in additional \$20,000 for services areas coming on board in FY 2023
LANDSCAPE - MULCH	BRIGHTVIEW	10,000	Mulch is contracted for the community. The budget considers a one time install of 945 bales of pine straw
LANDSCAPE REPLENISHMENT	BRIGHTVIEW	10,000	Estimated (bushes, sod, tree replacement and bush and tree removal) an needed for the District
IRRIGATION REPAIR & MAINTENANCE	BRIGHTVIEW	7,500	Estimated for repairs and maintenance of the irrigation system. Amount is estimated based on historical averages
PONDS - AQUATICS MAINTENANCE	AQUATIC SYSTEMS	40,000	The District contracts for Waterway management and maintenance for sites 1-9 and for sites 12 - 15. There will be a total of 25 ponds in FY 2023
PONDS -- STOCKING AND PLANT INSTALL	AQUATIC SYSTEMS	3,000	To maintain the organiz health of the District's waterways the District considers Bream carp stocking and plant install
FOUNTAIN MAINTENANCE & REPAIR	FLORIDA FOUNTAIN	11,900	The District contracts for Fountain cleaning \$175/qtr per fountain (7 fountains) + \$1,000/yr maintenance & repair per fountain
PONDS LANDSCAPE MAINTENANCE	SOLITUDE	65,000	Mowing of future pond areas that will brought online in FY 2023
STREETLIGHTS	GIG FIBER	276,100	The District installs solar streetlights in the District. It is anticipated that there will be a total of 456 streetlights for FY 2023
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	To address gate management and open park areas
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		205,296	Security guard at front gate 6pm to 6am 7 days a week - Allied Universal bid
ENTRANCE GATE CAMERA MAINTENANCE		3,000	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
ROADWAY MAINTENANCE		18,000	A reserve to be paid over the next 20 years as mandated by Hillsborough County for the repavement and resurfacing of the roads
CONTINGENCY		15,000	Additional for adding new landcaping, irrigation, ponds, or amenities for additional phases

**STATEMENT 4
HIDDEN CREEK
ADOPTED FY 2022-2023 DEBT SERVICE OBLIGATION**

	SERIES 2016A-1	SERIES 2019A-1	SERIES 2019A-2 (AA3)	TOTAL FY23 BUDGET
REVENUE				
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 411,804	\$ 309,887		\$ 721,691
SPECIAL ASSESSMENTS - OFF ROLL (NET)	-	-	12,631	12,631
LESS: EARLY PAYMENT DISCOUNT	(16,472)	(12,395)	-	(28,868)
TOTAL REVENUE	395,332	297,491	12,631	705,454
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	8,236	6,198	-	14,434
INTEREST EXPENSE				
May 1, 2023	149,583	106,431	6,316	262,330
November 1, 2023	149,583	106,431	6,316	262,330
PRINCIPAL PAYMENT				
November 1, 2023	85,000	75,000	-	160,000
TOTAL EXPENDITURES	392,403	294,060	12,631	699,094
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,929	3,431	-	6,360
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 2,929	\$ 3,431	\$ -	\$ 6,360

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

LOT WIDTH	LOTS	ERU	Total ERU	Adjusted % ERU	TOTAL ASSMTS	ASSMT / LOT
40'	198	0.8	158.4	45.5%	\$ 187,455	\$ 947
50'	193	1.0	193.0	54.5%	\$ 224,349	\$ 1,162
Total	391		351.4	100.0%	\$ 411,804	

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

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
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
Total	358		262.8	100.0%	\$ 309,887	

EXHIBIT 3

RESOLUTION 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hidden Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY

2022-2023 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2022-2023 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. To the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2022-2023 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full and may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such

method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 10, 2022.

Attested By:

**Hidden Creek Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Budget

**STATEMENT 1
HIDDEN CREEK CDD
FY 2023 PROPOSED BUDGET
GENERAL FUND (O&M)**

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
REVENUE								
GENERAL FUND REVENUE /(1)	\$ 98,144	\$ 229,671	\$ 303,468	\$ 149,782	\$ 928,262	\$ 832,741	\$ 1,127,794	295,053
DEVELOPER FUNDING			47,189	470,572	-	131,189	-	(131,189)
SOIUTHSHORE BAY CLUB - ROADWAY	-	-	-	-	-	-	1,800	1,800
SOUTHSHORE BAY CLUB - GATE ATTENDANTS	-	-	-	-	-	-	20,530	20,530
MISCELLELLANOUS REVENUE	9,000	5,571	5,311	-	-	-	-	-
TOTAL REVENUE	107,144	235,242	355,968	620,354	928,262	963,930	1,150,123	186,193
EXPENDITURES								
ADMINISTRATIVE								
SUPERVISORS COMPENSATION	3,600	4,200	1,630	2,600	1,655	8,000	4,800	(3,200)
PAYROLL TAXES	275	321	291	199	123	612	367	(245)
PAYROLL SERVICES	301	528	352	196	199	457	495	38
MANAGEMENT CONSULTING SERVICES	21,000	24,000	24,000	24,000	23,086	24,000	26,000	2,000
CONSTRUCTION ACCOUNTING SERVICE	9,000	4,500	8,500	6,000	4,000	4,000	-	(4,000)
PLANNING & COORDINATION SERVICES	36,000	36,000	36,000	36,000	36,000	36,000	36,000	-
ADMINISTRATIVE SERVICES	7,500	7,560	7,500	7,500	7,500	7,500	7,500	-
BANK FEES	15	129	130	152	150	120	120	-
MISCELLANEOUS	-	478	15	695	1,727	500	500	-
AUDITING SERVICES	2,400	2,400	2,300	2,400	2,500	2,800	3,200	400
TRAVEL PER DIEM	-	-	16	-	-	200	200	-
INSURANCE	2,410	5,300	8,973	18,901	20,554	21,586	24,373	2,787
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	2,446	1,231	5,934	5,882	3,015	1,500	1,500	-
ENGINEERING SERVICES	3,923	7,987	4,990	5,072	10,498	7,000	7,000	-
LEGAL SERVICES	8,065	7,349	9,863	5,044	17,843	9,000	10,000	1,000
WEBSITE DEVELOPMENT AND HOSTING	757	740	2,109	2,232	1,515	2,015	2,015	-
MISCELLANEOUS CONTINGENCY	-	-	489	-	-	-	-	-
TOTAL ADMINISTRATIVE	97,867	102,898	113,266	117,047	130,540	125,465	124,245	(1,220)
DEBT ADMINISTRATION								
ARBITRAGE	-	650	650	650	650	1,300	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	19,072	19,075	10,722	(8,353)
TOTAL DEBT ADMINISTRATION	4,000	14,754	15,655	30,222	26,222	26,875	18,522	(8,353)

**STATEMENT 1
HIDDEN CREEK CDD
FY 2023 PROPOSED BUDGET
GENERAL FUND (O&M)**

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
PHYSICAL ENVIRONMENT								
WATER	-	54,487	29,700	29,487	13,322	20,700	20,700	-
ELECTRICITY	-	643	12,847	27,631	29,456	38,700	38,700	-
LANDSCAPE MAINTENANCE	-	28,104	126,873	195,030	206,061	220,000	220,000	-
LANDSCAPE - MULCH	-	-	-	8,977	3,638	10,000	10,000	-
LANDSCAPE REPLENISHMENT	-	-	-	7,142	6,067	10,000	10,000	-
IRRIGATION REPAIR & MAINTENANCE	-	-	-	4,478	7,019	7,500	7,500	-
PONDS - AQUATICS MAINTENANCE	878	-	14,815	17,804	15,629	20,000	40,000	20,000
PONDS -- STOCKING AND PLANT INSTALL	-	-	-	-	-	3,000	3,000	-
FOUNTAIN MAINTENANCE & REPAIR	-	-	-	475	1,936	11,900	11,900	-
PONDS LANDSCAPE MAINTENANCE	-	10,704	-	28,500	27,848	33,840	65,000	31,160
STREETLIGHTS	-	-	37,050	113,241	191,195	275,400	276,100	700
ENTRANCE MONUMENT MAINTENANCE	-	-	-	19,500	14,300	15,600	15,600	-
COMPREHENSIVE FIELD SERVICES	-	-	-	14,196	13,896	15,000	15,000	-
AMENITY MANAGEMENT	-	69	8,410	-	-	5,000	5,000	-
PET WASTE REMOVAL	-	-	-	-	2,425	3,060	3,060	-
GATE REPAIR & MAINTENANCE	-	-	-	300	8,407	10,000	10,000	-
GATE CLICKERS	-	-	-	6,000	33,155	6,000	6,000	-
FRONT GATE ATTENDANTS	-	-	-	-	17,548	74,890	205,296	130,406
ENTRANCE GATE CAMERA MAINTENANCE	-	-	-	140	7,140	7,500	3,000	(4,500)
HOLIDAY LIGHTING	-	-	-	3,877	7,500	7,500	7,500	-
REPAIRS & MAINTENANCE	-	1,650	3,981	1,750	321	1,000	1,000	-
ROADWAY MAINTENANCE RESERVE	-	-	-	-	-	-	18,000	18,000
CONTINGENCY	-	1,600	5,223	852	16,369	15,000	15,000	-
TOTAL PHYSICAL ENVIRONMENT	878	97,258	238,900	479,379	623,232	811,590	1,007,356	195,766
TOTAL EXPENDITURES	102,745	214,910	367,821	626,648	779,994	963,930	1,150,123	186,193
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	4,399	20,332	(11,853)	(6,294)	148,268	-	-	-
FUND BALANCE - BEGINNING	1,057	5,456	25,788	13,935	7,641	4,849	4,849	-
Less amounts associated with construction funding AR					(151,060)	-		
FUND BALANCE - ENDING	\$ 5,456	\$ 25,788	\$ 13,935	\$ 7,641	\$ 4,849	\$ 4,849	\$ 4,849	\$ -

STATEMENT 2
HIDDEN CREEK CDD
FY 2023 PROPOSED 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	11.32%
40'	277	0.80	221.60	37.67%
50'	300	1.00	300.00	51.00%
Total	725		588.20	88.68%

Approx Lot Width	Units	ERU	Total ERU	% ERU
Active Adult Unit	391	1.00	391.00	100.00%

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

	Total	TWO (AA)	ONE (PL)
AR = TOTAL EXPENDITURES - NET /(a):	\$ 1,127,794	\$ 149,755	\$ 978,039
Plus: Early Payment Discount (4.0%)	\$ 47,991	\$ 6,373	\$ 41,619
Plus: County Collection Charges (2.0%)	\$ 23,996	\$ 3,186	\$ 20,809
Total Expenditures - GROSS	\$ 1,199,780	\$ 159,314	\$ 1,040,467 [a]
Total ERU:	979.20	391.00	588.20 [b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,225.27	\$407.45	\$1,768.90 [a] / [b]
Total AR / ERU - NET:	\$1,151.75	\$383.00	\$1,662.77

Net amount reflects the receipt of funds from Southshore for road maintenance and gate attendants

3. Proposed FY 2023 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	\$748	\$796	\$117,809
40'	277	0.80	\$1,330	\$1,415	\$391,988
50'	300	1.00	\$1,663	\$1,769	\$530,670
Active Adult Units	391	1.00	\$383	\$407	\$159,314
Total	1,116				\$1,199,780

4. FY 2022 Adopted 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	\$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
Total	1,170				\$1,025,457

5. Difference between FY 2022 and FY 2023

Approx Lot Width	Assigned ERU	Net Difference	Net Percent Increase	Per Month
22'	0.45	\$120	19.15%	\$10.02
40'	0.80	\$214	19.19%	\$17.85
50'	1.00	\$268	19.19%	\$22.31
Active Adult Units	1.00	\$62	19.32%	\$5.17
Total				

Footnote:

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

(b) Un-platted lands will receive an O&M assessment for CDD administrative services. Developer will enter into an O&M deficit funding agreement for the FY 2022/2023 budget to cover any shortfalls in the FY 2022/2023 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

STATEMENT 3 HIDDEN CREEK CDD - CONTRACT SUMMARY			
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	Contract Amt. / Year	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:	BREEZE		
SUPERVISORS COMPENSATION		4,800	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES		367	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICES		495	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor
MANAGEMENT CONSULTING SERVICES	BREEZE	26,000	The District received Management, Accounting and Assessment services as part of a Management Agreement.
CONSTRUCTION ACCOUNTING SERVICE		-	It is not anticipated that the District will be in need of construction accounting in FY 2023
PLANNING, COORDINATING & CONTRACT SERVICES	BREEZE	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	BREEZE	7,500	The District receives administrative services as part of the agreement, approximates \$500 Monthly
BANK FEES	BANK UNITED	120	Fees associated with maintaining the District's bank accounts and the ordering of checks
MISCELLANEOUS		500	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING SERVICES	DIBARTOLOMEO	3,200	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM		200	Estimated for Supervisor travel to and from District meetings
INSURANCE	EGIS INSURANCE	24,373	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received fro EGIS.
REGULATORY AND PERMIT FEES	STATE	175	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.
LEGAL ADVERTISEMENTS	TAMPA BAY TIMES	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation
ENGINEERING SERVICES	STANTEC CONSULTING	7,000	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	10,000	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Superviros and the District Manager
WEBSITE DEVELOPMENT AND HOSTING	CAMPUS SUITE	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
MISCELLANEOUS		-	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
	TOTAL	124,245	

STATEMENT 3 HIDDEN CREEK CDD - CONTRACT SUMMARY			
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	Contract Amt. / Year	COMMENTS (SCOPE OF SERVICE)
DEBT ADMINISTRATIVE:			
ARBITRAGE	LLS Solutions	1,300	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calculated by end of July
DISSIMINATION AGENT	LERNER SERVICES	6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	US BANK	10,722	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is confirmed with Trustee for bond issuance
	TOTAL	18,522	
PHYSICAL ENVIRONMENT:			
WATER	HILLSBOROUGH COUNTY	20,700	The District contracts for water utilities for use in the District. The budget is appropriated for the Meter located at 16620 Lagoon Shore Blvd; ave \$1725/mo
ELECTRICITY	TECO	38,700	The District contracts for electric utilities for 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	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. Adding in additional \$20,000 for services areas coming on board in FY 2023
LANDSCAPE - MULCH	BRIGHTVIEW	10,000	Mulch is contracted for the community. The budget considers a one time install of 945 bales of pine straw
LANDSCAPE REPLENISHMENT	BRIGHTVIEW	10,000	Estimated (bushes, sod, tree replacement and bush and tree removal) as needed for the District
IRRIGATION REPAIR & MAINTENANCE	BRIGHTVIEW	7,500	Estimated for repairs and maintenance of the irrigation system. Amount is estimated based on historical averages
PONDS - AQUATICS MAINTENANCE	AQUATIC SYSTEMS	40,000	The District contracts for Waterway management and maintenance for sites 1-9 and for sites 12 - 15. There will be a total of 25 ponds in FY 2023
PONDS -- STOCKING AND PLANT INSTALL	AQUATIC SYSTEMS	3,000	To maintain the organiz health of the District's waterways the District considers Bream carp stocking and plant install
FOUNTAIN MAINTENANCE & REPAIR	FLORIDA FOUNTAIN	11,900	The District contracts for Fountain cleaning \$175/qtr per fountain (7 fountains) + \$1,000/yr maintenance & repair per fountain
PONDS LANDSCAPE MAINTENANCE	SOLITUDE	65,000	Mowing of future pond areas that will brought online in FY 2023
STREETLIGHTS	GIG FIBER	276,100	The District installs solar streetlights in the District. It is anticipated that there will be a total of 456 streetlights for FY 2023
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	To address gate management and open park areas
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		205,296	Security guard at front gate 6pm to 6am 7 days a week - Allied Universal bid
ENTRANCE GATE CAMERA MAINTENANCE		3,000	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
ROADWAY MAINTENANCE		18,000	A reserve to be paid over the next 20 years as mandated by Hillsborough County for the repavement and resurfacing of the roads
CONTINGENCY		15,000	Additional for adding new landcaping, irrigation, ponds, or amenities for additional phases

**STATEMENT 4
HIDDEN CREEK
ADOPTED FY 2022-2023 DEBT SERVICE OBLIGATION**

	SERIES 2016A-1	SERIES 2019A-1	SERIES 2019A-2 (AA3)	TOTAL FY23 BUDGET
REVENUE				
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 411,804	\$ 309,887		\$ 721,691
SPECIAL ASSESSMENTS - OFF ROLL (NET)	-	-	12,631	12,631
LESS: EARLY PAYMENT DISCOUNT	(16,472)	(12,395)	-	(28,868)
TOTAL REVENUE	395,332	297,491	12,631	705,454
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	8,236	6,198	-	14,434
INTEREST EXPENSE				
May 1, 2023	149,583	106,431	6,316	262,330
November 1, 2023	149,583	106,431	6,316	262,330
PRINCIPAL PAYMENT				
November 1, 2023	85,000	75,000	-	160,000
TOTAL EXPENDITURES	392,403	294,060	12,631	699,094
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,929	3,431	-	6,360
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 2,929	\$ 3,431	\$ -	\$ 6,360

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

LOT WIDTH	LOTS	ERU	Total ERU	Adjusted % ERU	TOTAL ASSMTS	ASSMT / LOT
40'	198	0.8	158.4	45.5%	\$ 187,455	\$ 947
50'	193	1.0	193.0	54.5%	\$ 224,349	\$ 1,162
Total	391		351.4	100.0%	\$ 411,804	

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

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
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
Total	358		262.8	100.0%	\$ 309,887	

EXHIBIT 4

RESOLUTION 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING ONE MEMBER OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District was established on July 25, 2013 by Ordinance No. 13-21 of the Hillsborough County Board of County Commissioners, as amended;

WHEREAS, the terms for Board **Seat 5** is set to expire in November 2022; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing one member of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners' meeting to elect one member of the Board, to Board **Seat 5** will be held on November 9, 2022, at 6:00 p.m. at the Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners' meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager's office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on August 10, 2022.

Attest:

**Hidden Creek Community
Development District**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Hidden Creek Community Development District**

Notice is hereby given to the public and all landowners within the Hidden Creek Community Development District (the “**District**”), comprised of approximately 398.95 acres in Hillsborough County, Florida, advising that a landowners’ meeting will be held for the purpose of electing one member of the Board of Supervisors of the District. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: November 9, 2022
Time: 6:00 p.m.
Place: Hilton Garden Inn
4328 Garden Vista Drive
Riverview, Florida

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners’ meeting may be obtained upon request at the office of the District Manager located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 565-4663 or at PThibault@breezehome.com, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Patricia Thibault, District Manager
Run Date(s): _____

**Instructions Relating to Landowners' Meeting
of the Hidden Creek Community Development District
for the Election of Members of the Board of Supervisors**

Date: November 9, 2022
Time: 6:00 p.m.
Location: Hilton Garden Inn
4328 Garden Vista Drive
Riverview, Florida

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, one seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes will receive a 4-year term. The term of office for each successful candidate shall commence on November 9, 2022.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Hidden Creek Community Development District Landowners' Meeting – November 9, 2022

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Hidden Creek Community Development District to be held at Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida, on November 9, 2022, at 6:00 p.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Address/Legal/or Parcel ID #

of Un-platted Acreage/
or # of Platted Lots

Authorized
Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

Hidden Creek Community Development District Landowners' Meeting – November 9, 2022 (Election of One Supervisor)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Hidden Creek Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
------------------------------	--	---------------------

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

Name of Candidate

Number of Votes

Seat 5

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Hidden Creek Community Development District

Landowners' Meeting – November 9, 2022

(Election of One Supervisor)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Hidden Creek Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

Name of Candidate

Number of Votes

Seat 5

Date: _____

Signature: _____

Printed Name: _____

EXHIBIT 5

RESOLUTION 2022-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (the “Board”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2022, and ending on September 30, 2023 (the “FY 2022/2023”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2022/2023 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON AUGUST 10, 2022.

ATTEST:

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

Exhibit A

Notice of Meetings Fiscal Year 2022/2023 Hidden Creek Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the Hidden Creek Community Development District shall be held at **6:00 p.m. at the Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578**. The meeting dates are as follows:

October 12, 2022
November 9, 2022
December 14, 2022
January 11, 2023
February 8, 2023
March 8, 2023
April 12, 2023
May 10, 2023
June 14, 2023
July 12, 2023
August 16, 2023
September 13, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Breeze at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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

Breeze, District Management

Publish: September 30, 2022 (Business Observer – Hillsborough County)

EXHIBIT 6

Arbitrage Rebate Counselors, LLC has provided arbitrage rebate compliance services to its clients since 1996. The firm is headed by John C. Rogers, who has 30 years of experience in the public finance industry as an investment banker at Dolphin & Bradbury Inc., Philadelphia, PA and as a financial advisor with Penn Capital Advisors, Malvern, PA. Mr. Rogers holds an M.B.A. from Cornell University and a B.A. from Tufts University. Mr. Rogers has also served as a Board Member for the Municipal Bond Club of Philadelphia.

The arbitrage rebate regulations have created a challenge for issuers of municipal bonds: the issuer wishes to maximize its investment return on bond proceeds, without spending monies that are “rebatable” to the U.S. Government. The solution to this dilemma is to obtain an accurate, timely rebate report. Arbitrage Rebate Counselors has completed more than 1,000 rebate engagements for over \$10 billion of bonds, and has assisted its clients in attaining the goal of maximizing returns on invested funds while still complying with the rebate regulations.

ARC

Arbitrage Rebate Counselors

*Arbitrage Rebate Compliance
For Issuers of Tax-Exempt Bonds*



Arbitrage Rebate Counselors, LLC
John C. Rogers, President

32 Whitemarsh Road
Ardmore, PA 19003
(610) 764-7998

jcrogers279@gmail.com

www.arbitragerebate.net

Arbitrage Rebate Services

- ◆ Obtain all relevant records from Trustee, Issuer & Bond Counsel, including...
 - Trustee Statements of Project Fund Investments and Disbursements.
 - Bond Closing Documents.
- ◆ Review all documentation to understand specifics of Bond Issue, including applications of Bond Proceeds.
- ◆ Compile a computerized record of all expenditures of Bond Proceeds; verify and recalculate original arbitrage yield.
- ◆ Compute an estimated rebate liability and prepare an opinion letter and report summarizing the results.
- ◆ If required, review updated Project Fund Investments and Disbursements and update rebate liability on each Bond Year anniversary.
- ◆ On each 5-year anniversary date, review all prior records and reports.
- ◆ On each 5-year anniversary date, prepare a rebate installment report, "8038-T" form, and assist the Issuer in making arrangements for the rebate installment payment.

Representative Clients

Municipal

Bucks County (PA)
Cumberland County (NJ)
Smithtown (NY)
Berks County (PA)
New Brunswick Pkg. (NJ)
Lancaster Area Sewer (PA)
Sea Isle City (NJ)
Lehigh Cnty. Wtr. & Sew. (PA)
City of Scranton (PA)
Morristown Parking (NJ)
North Penn Water (PA)
Tredyffrin Township (PA)
York City Sewer (PA)
City of Wildwood (NJ)
New Kensington Sewer (PA)
North Wales Water (PA)

Industrial Development

Lancaster Convent. Ctr. (PA)
Newark Downtown Dist. (NJ)
Mohegan Sun Arena (PA)
PNC Field (PA)
Susquehanna Airport (PA)

Housing

Branch Village (NJ)
Brigantine Homes (NJ)
Ocean Towers (NJ)
Riverside Arms (NJ)
Egg Harbor Family (NJ)

Hospital

Children's Hosp. of Phila. (PA)
St. Peter's University Hosp. (NJ)
Lancaster General Hosp. (PA)
Christiana Hospital (NJ)
Hunterdon Hospital (NJ)
St. Joseph's Health (NJ)

Senior Care

Baptist Homes (PA)
Jefferson's Ferry (NY)
St. Anne's Retirement (PA)
Cadbury Senior Life (NJ)
Waverly Heights (PA)
The Hickman (PA)
Pennswood Village (PA)
Vincetian Collaborative (PA)

Secondary / Higher Education

Haverford College (PA)
Duquesne University (PA)
Gill St. Bernard's Prep. (NJ)
Tacony Academy Charter (PA)
State College School Dist. (PA)
Arcadia University (PA)

Social Services

Children's Home Pittsburgh (PA)
Eden Autism (NJ)
Elwyn, Inc. (PA)
Watson Institute (PA)
Girl Scouts Southeast PA

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

July 26, 2022

Hidden Creek Community Development District
c/o Patricia Comings-Thibault, Dir. District Management Services
Breeze
1540 International Parkway, Suite 2000
Lake Mary, FL 32746

Re: Contract – Annual Arbitrage Calculations – Hidden Creek CDD
\$5,195,000 Cap. Improv. Rev. Bonds – Series 2016 A-1, and \$4,050,000 Cap. Improv. Bonds – 2016 A-2, and \$7,300,000 Cap. Improv. Bonds – Series A-2 (the “2016 Series”)
\$4,310,000 Cap. Improv. Bonds, Series 2019 A-1, \$3,630,000 Cap Improv. Bonds, Series 2019 A-2, and \$4,650,000 Cap. Improv. Bonds – 2019 A-2 (“2019 Series”)

Dear Hidden Creek CDD:

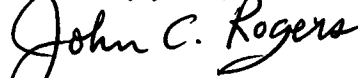
Arbitrage Rebate Counselors hereby contracts with Hidden Creek CDD to provide annual arbitrage calculations for the above-referenced 2016 and 2019 Series.

The annual arbitrage calculations will cover the one-year period December 22, 2021 to December 22, 2022 for the 2016 Series, and March 13, 2022 to March 13, 2023 for the 2019 Series, and each successive one-year period thereafter for each Series; we will provide all arbitrage services listed in the attached brochure.

To do the annual arbitrage calculations, we will need: (1) trust fund statements for the Construction, Capitalized Interest and Debt Service Reserve Funds, and (2) and I.R.S. Form 8038.

Our fee to prepare the annual arbitrage calculations is a “flat rate” of \$475.00 each for the 2016 Series and 2019 Series, for a total of \$950.00. Our fee includes any “out of pocket” expenses we might incur.

Sincerely yours,



John C. Rogers
President

Acknowledged and accepted:

Signed: _____

Name: _____

Title: _____

Date: _____

EXHIBIT 7



Quality Site Assessment

Prepared for:

Hidden Creek CDD

Thu Jun 16 2022

QUALITY SITE ASSESSMENT

Hidden Creek CDD

General Information

DATE: Thursday, Jun 16, 2022

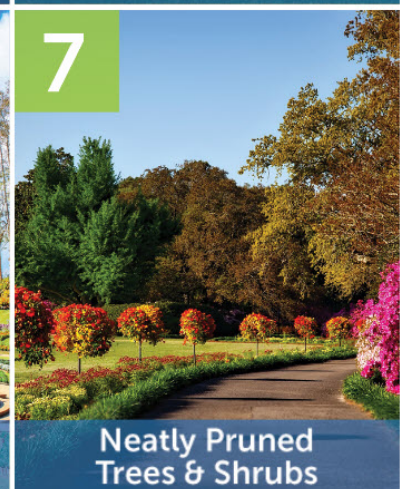
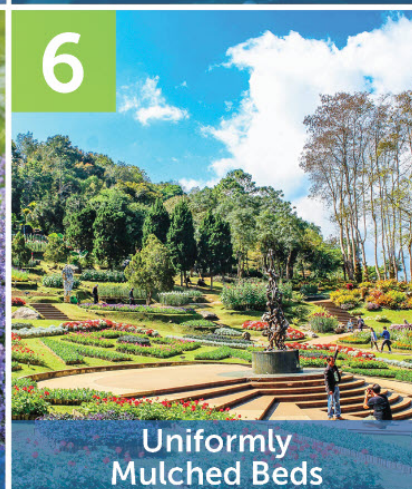
NEXT INSPECTION DATE: Monday, Jul 18, 2022

CLIENT ATTENDEES:

BRIGHTVIEW ATTENDEES: Maria Adams, Daniel Sanchez

Customer Focus Areas

Quality you can count on.



QUALITY SITE ASSESSMENT

Hidden Creek CDD

Recommendations for Property Enhancements



1 Removal and replacement of the dead pine tree along Hidden Creek Blvd

2 Pine tree staking of 3 pine trees on Salt Chime and Westlake



QUALITY SITE ASSESSMENT

Hidden Creek CDD

Notes to Owner / Client



1 Mowing and line trimming to waters edge completed

2 Mowing and line trimming of the ditch line completed during our mowing service

3 Soft bed edging of beds and tree wells completed

4 Cut back of the coleus in the flower beds completed

QUALITY SITE ASSESSMENT

Hidden Creek CDD

Notes to Owner / Client



5 Granular fertilizer has been applied to all flowering plants

6 Hard edging of the sidewalks and curbs completed during our mowing service

7 Edging around the utility box throughout common areas completed

8 A fungicide plus insecticide application has been applied throughout the common turf areas

QUALITY SITE ASSESSMENT

Hidden Creek CDD

Notes to Owner / Client



9 Herbicide application has been applied throughout common turf areas

10 Herbicide application has been applied along the black fence line

11 Selective shrub pruning of the gold mounds on schedule for the week of 6-20-2022

12 Mowing, line trimming and blow off along the sidewalk and palm trees on Westlake

QUALITY SITE ASSESSMENT

Hidden Creek CDD

Notes to Owner / Client



13 Hand pulled weeds from around the palm trees and removal of the debris completed

EXHIBIT 8

Hidden Creek CDD
Financial Report Summary - General Fund & Construction Fund
3/31/2022

For The Period Ending :	GENERAL FUND 3/31/2022	ACQ & CONST. 2016A1(AA1) 3/31/2022	ACQ & CONST. 2016A2(AA2) 3/31/2022	ACQ & CONST. 2019(AA3)PD 3/31/2022	ACQ & CONST. 2019(AA3)TH 3/31/2022	ACQ & CONST. 2019(AA4) 3/31/2022
CASH BALANCE	\$ 505,536	\$ 55	\$ -	\$ 70,944	\$ 113	\$ 10,215
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	60,962	-	-	-	-	-
PLUS: ACCOUNTS RECEIVABLE - OTHER	9,870	-	-	-	-	-
PLUS: DEPOSITS AND PREPAID EXPENSES	2,310	26,681	(2,735)	(3,199)	-	-
LESS: ACCOUNTS PAYABLE	(32,130)	(1)	(5,372)	(27,598)	(7,500)	(15,461)
LESS: DEFERRED ACCOUNTS RECEIVABLE - ON ROLL	(60,962)	-	-	-	-	-
LESS: DUE TO DEBT SERVICE	(2,534)	-	-	-	-	-
NET CASH BALANCE	\$ 483,051	\$ 26,734	\$ (8,107)	\$ 40,147	\$ (7,387)	\$ (5,246)

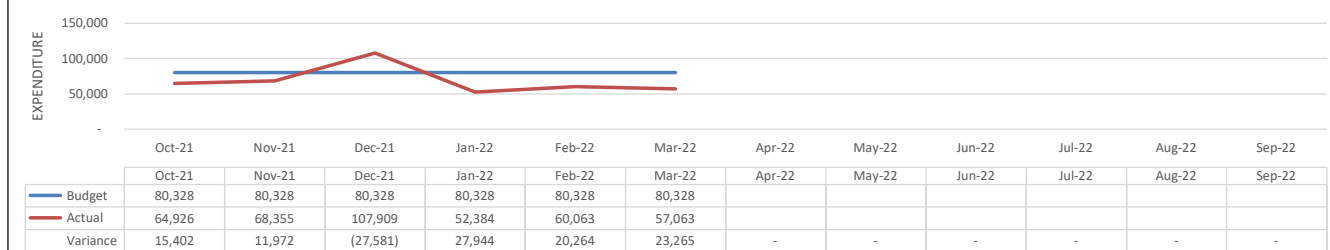
GENERAL FUND REVENUE AND EXPENDITURES (FY 2021 YTD):

	3/31/2022 ACTUAL YEAR-TO-DATE	3/31/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 800,246	\$ 731,787	\$ 68,459
EXPENDITURES (YTD)	(410,700)	(498,744)	88,044
NET OPERATING CHANGE	\$ 389,547	\$ 233,044	\$ 156,503
AVERAGE MONTHLY EXPENDITURES	\$ 68,450	\$ 83,124	\$ 14,674
PROJECTED EOY BASED ON AVERAGE	\$ 821,399	\$ 997,487	\$ 176,088

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:

	3/31/2022 ACTUAL YEAR-TO-DATE	3/31/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:			
ASSESSMENTS-ON-ROLL (NET)	\$ 771,779	\$ 666,193	\$ 105,586
ASSESSMENTS-OFF-ROLL (NET)	11,635	65,595	(53,959)
LOT CLOSING-OFF-ROLL	8,711	-	8,711
EXCESS FEES	7,513	-	7,513
MISCELLANEOUS REVENUE	608	-	608
EXPENDITURES:			
ADMINISTRATIVE EXPENDITURES	76,176	66,074	(10,103)
DEBT SERVICE ADMINISTRATION	6,500	26,875	20,375
FIELD SERVICE EXPENDITURES - LANDSCAPE	110,318	123,750	13,433
FIELD SERVICE EXPENDITURES - STREETLIGHTS	143,160	137,700	(5,460)
FIELD SERVICE EXPENDITURES - POND MAINTENANCE	11,925	34,370	22,445
FIELD SERVICE EXPENDITURES - OTHER	61,787	107,475	45,688
AMENITY CENTER EXPENDITURES	833	2,500	1,667
UNBUDGETED EXPENDITURES*	-	-	-
TOTAL EXPENDITURES	\$ 410,700	\$ 498,744	\$ 88,044

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



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

Notes*:

HIDDEN CREEK CDD
BALANCE SHEET
March 31, 2022

	GEN FUND	ACQ & CONST. 2016A1(AA1)	ACQ & CONST. 2016A2(AA2)	ACQ & CONST. 2019(AA3) PD	ACQ & CONST. (AA3) TH	ACQ & CONST. (AA4)	CONSOLIDATED TOTALS
<u>ASSETS:</u>							
CASH	\$ 505,536	\$ 26,681	\$ (2,735)	\$ (3,199)	\$ -	\$ -	\$ 526,283
REVENUE	-	-	-	-	-	-	-
CAPITALIZED INTEREST	-	-	-	-	-	-	-
DEBT SERVICE RESERVE	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITALIZED INT.	-	-	-	-	-	-	-
PREPAYMENT	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITALIZED INT	-	-	-	-	-	-	-
ACQ. & CONSTR.	-	55	-	70,944	113	10,215	81,327
ACCOUNTS RECEIVABLE	9,870	-	-	(482)	-	-	9,388
DEPOSITS	2,310	-	-	-	-	-	2,310
PREPAID EXPENSES	-	-	-	-	-	-	-
REC. On-Roll ASSESSMENT	60,962	-	-	-	-	-	60,962
DUE FROM GF	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 578,677	\$ 26,735	\$ (2,735)	\$ 67,263	\$ 113	\$ 10,215	\$ 680,270
<u>LIABILITIES:</u>							
	483,051						
ACCOUNTS PAYABLE	\$ 32,130	\$ 1	\$ 5,372	\$ 27,598	\$ 7,500	\$ 15,461	\$ 88,063
DUE TO DEBT SERVICE	2,534	-	-	-	-	-	2,534
ACCRUED INT. EXPENSE	-	-	-	-	-	-	-
RETAINAGE PAYABLE	-	-	-	-	-	-	-
DEFERRED REVENUE ON-ROLL	60,962	-	-	-	-	-	60,962
<u>FUND BALANCE:</u>							
RESTRICTED FOR:							
CAPITAL PROJECTS	-	-	-	-	-	-	-
ASSIGNED:	-	-	-	-	-	-	-
NONSPENDABLE	2,310	-	-	-	-	-	2,310
UNASSIGNED:	91,194	26,734	(33,402)	607,999	111	37,398	730,034
NET INCOME	389,547	-	25,295	(568,333)	(7,498)	(42,644)	(203,634)
TOTAL LIAB. & FUND BAL.	\$ 578,677	\$ 26,735	\$ (2,735)	\$ 67,263	\$ 113	\$ 10,215	\$ 680,270
	\$ -	\$ -	\$ -	\$ -	\$ (0)	\$ -	\$ -

HIDDEN CREEK CDD

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE

March 31, 2022

	FY2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL	\$ 832,741	\$ 666,193	\$ 771,779	\$ 105,586
SPECIAL ASSESSMENTS - OFF ROLL	131,189	65,595	11,635	(53,959)
LOT CLOSING-OFF-ROLL	-	-	8,711	8,711
EXCESS FEES	-	-	7,513	7,513
MISCELLANEOUS REVENUE	-	-	608	608
TOTAL REVENUE	963,930	731,787	800,246	68,459
EXPENDITURES				
ADMINISTRATIVE:				
SUPERVISORS COMPENSATION	8,000	4,000	607	3,393
PAYROLL TAXES- BOS	612	306	46	260
PAYROLL SERVICES FEE	457	229	50	179
MANAGEMENT CONSULTING SERVICES	24,000	12,000	12,000	-
CONSTRUCTION ACCOUNTING SERVICES	4,000	2,000	2,000	0
PLANNING & COORDINATING SERVICES	36,000	18,000	18,000	-
ADMINISTRATIVE EXPENSES	7,500	3,750	4,750	(1,000)
BANKING SERVICES	120	120	-	120
MISCELLANEOUS	500	500	142	358
AUDITING SERVICES	2,800	1,400	-	1,400
TRAVEL PER DIEM - BOS	200	100	-	100
INSURANCE	21,586	13,737	12,384	1,352
REGULATORY AND PERMIT FEES	175	175	200	(25)
LEGAL ADVERTISEMENTS	1,500	750	484	266
ENGINEERING SERVICES	7,000	3,500	-	3,500
LEGAL SERVICES	9,000	4,500	23,748	(19,248)
WEBSITE DEVELOPMENT & HOSTING	2,015	1,008	1,765	(758)
MISCELLANEOUS CONTINGENCY	-	-	-	-
TOTAL ADMINISTRATIVE	125,465	66,074	76,176	(10,103)
DEBT SERVICE ADMINISTRATION:				
ARBITRAGE	1,300	1,300	-	1,300
DISSEMINATION AGENT	6,500	6,500	6,500	-
TRUSTEE FEES	19,075	19,075	-	19,075
TOTAL DEBT SERVICE ADMINISTRATION	26,875	26,875	6,500	20,375
PHYSICAL ENVIRONMENT:				
WATER	20,700	10,350	6,165	4,185
ELECTRICITY	38,700	19,350	18,009	1,341
LANDSCAPE MAINTENANCE	220,000	110,000	107,273	2,728
LANDSCAPE MAINT - BUSH HOG MOWING	-	-	-	-
LANDSCAPE - MULCH	10,000	5,000	-	5,000
LANDSCAPE REPLENISHMENT	10,000	5,000	2,575	2,425
IRRIGATION REPAIR & MAINTENANCE	7,500	3,750	470	3,280
PONDS - AQUATIC MAINTENANCE	20,000	10,000	11,925	(1,925)
PONDS -- STOCKING AND PLANT INSTALL	3,000	1,500	-	1,500
PONDS - FOUNTAIN MAINTENANCE & REPAIR	11,900	5,950	-	5,950
PONDS - LANDSCAPE MAINTENANCE	33,840	16,920	-	16,920
STREETLIGHTS	275,400	137,700	143,160	(5,460)
ENTRANCE MONUMENT MAINTENANCE	15,600	7,800	2,600	5,200
COMPREHENSIVE FIELD TECH SERVICES	15,000	7,500	6,991	509
AMENITY MANAGEMENT	5,000	2,500	833	1,667
PET WASTE REMOVAL	3,060	1,530	861	669
GATE REPAIR & MAINTENANCE	10,000	5,000	3,638	1,362

HIDDEN CREEK CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
March 31, 2022

	FY2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
GATE CLICKERS	6,000	3,000	-	3,000
FRONT GATE ATTENDANTS	74,890	37,445	-	37,445
ENTRANCE GATE CAMERA	7,500	3,750	7,945	(4,195)
HOLIDAY LIGHTING	7,500	3,750	7,500	(3,750)
MISC. REPAIRS & MAINTENANCE	1,000	500	6,584	(6,084)
CONTINGENCY	15,000	7,500	1,494	6,006
TOTAL CONSTRUCTION	811,590	405,795	328,023	77,772
TOTAL EXPENDITURES	963,930	498,744	410,700	88,044
EXCESS REVENUE OVER (UNDER) EXPEND.	-	233,044	389,547	156,503
FUND BALANCE - BEGINNING	93,504	93,504	93,504	93,504
FUND BALANCE - ENDING	\$ 93,504	\$ 326,548	483,051	250,007

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

	FY 2022 ADOPTED	VARIANCE FY 2021-2022
REVENUE		
GENERAL FUND REVENUE /(1)	\$ 832,741	265,193
DEVELOPER FUNDING	131,189	(201,653)
MISCELLELLANOUS REVENUE	-	-
TOTAL REVENUE	963,930	63,540
EXPENDITURES		
ADMINISTRATIVE		
SUPERVISORS COMPENSATION	8,000	-
PAYROLL TAXES	612	-
PAYROLL SERVICES	457	-
MANAGEMENT CONSULTING SERVICES	24,000	-
CONSTRUCTION ACCOUNTING SERVICE	4,000	-
PLANNING & COORDINATION SERVICES	36,000	-
ADMINISTRATIVE SERVICES	7,500	-
BANK FEES	120	-
MISCELLANEOUS	500	-
AUDITING SERVICES	2,800	300
TRAVEL PER DIEM	200	-
INSURANCE	21,586	1,691
REGULATORY AND PERMIT FEES	175	-
LEGAL ADVERTISEMENTS	1,500	(500)
PERFORMANCE & WARRANTY BOND PREM.	-	-
ENGINEERING SERVICES	7,000	-
LEGAL SERVICES	9,000	3,000
WEBSITE DEVELOPMENT AND HOSTING	2,015	365
MISCELLANEOUS CONTINGENCY	-	(1,000)
TOTAL ADMINISTRATIVE	125,465	3,856
DEBT ADMINISTRATION		
ARBITRAGE	1,300	-
DISSEMINATION AGENT	6,500	-
TRUSTEE FEES	19,075	-
TOTAL DEBT ADMINISTRATION	26,875	-

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

	FY 2022 ADOPTED	VARIANCE FY 2021-2022
PHYSICAL ENVIRONMENT		
WATER	20,700	-
ELECTRICITY	38,700	-
LANDSCAPE MAINTENANCE	220,000	52,684
LANDSCAPE MAINTENANCE - BUSH HOG MOWING	-	(6,400)
LANDSCAPE - MULCH	10,000	-
LANDSCAPE REPLENISHMENT	10,000	-
IRRIGATION REPAIR & MAINTENANCE	7,500	2,500
PONDS - AQUATICS MAINTENANCE	20,000	4,796
PONDS -- STOCKING AND PLANT INSTALL	3,000	-
FOUNTAIN MAINTENANCE & REPAIR	11,900	-
PONDS LANDSCAPE MAINTENANCE	33,840	-
STREETLIGHTS	275,400	-
ENTRANCE MONUMENT MAINTENANCE	15,600	-
COMPREHENSIVE FIELD SERVICES	15,000	1,104
AMENITY MANAGEMENT	5,000	5,000
PET WASTE REMOVAL	3,060	-
GATE REPAIR & MAINTENANCE	10,000	-
GATE CLICKERS	6,000	-
FRONT GATE ATTENDANTS	74,890	-
ENTRANCE GATE CAMERA	7,500	-
HOLIDAY LIGHTING	7,500	-
REPAIRS & MAINTENANCE	1,000	-
CONTINGENCY	15,000	-
TOTAL PHYSICAL ENVIRONMENT	811,590	59,684
TOTAL EXPENDITURES	963,930	63,540
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-
FUND BALANCE - BEGINNING	305,958	-
FUND BALANCE - ENDING	\$ 305,958	\$ -

Footnotes:

'(I) 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

EXHIBIT 9

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 Wednesday, March 9, 2022 at 6:00 p.m. at Hilton Garden Inn Riverview, 4328 Garden
6 Vista Drive, Riverview, Florida, 33578.

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

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mike Lawson	Board Supervisor, Chairman
11	Lori Price	Board Supervisor, Assistant Secretary
12	Christie Ray	Board Supervisor, Assistant Secretary

13 Also present:

14	Lori Dann	Breeze, Managing Director
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15 *The following is a summary of the discussions and actions taken at the March 9, 2022 Hidden Creek CDD*
16 *Board of Supervisors Regular Meeting.*

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

19 There being none, the next item followed.

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

21 A. Exhibit 1: Consideration of Form 8B – Memorandum of Voting Conflict for County,
22 Municipal, and Other Local Public Officers

23 B. Exhibit 2: Consideration & Adoption of Resolution **2022-03, Appointing and Fixing**
24 **Compensation for District Management**

25 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
26 **Resolution 2022-03, Appointing and Fixing Compensation for District Management** for the
27 Hidden Creek Community Development District.

28 C. Exhibit 3: Consideration & Adoption of Resolution 2022-04, A Designation of Officers

29 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board adopted
30 Resolution 2022-04, A Designation of Officers for the Hidden Creek Community Development
31 District.

32 D. Exhibit 4: Consideration & Adoption of Resolution 2022-05, A Designation of Primary
33 Administrative Office & Principal Headquarters

34 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
35 Resolution 2022-05, A Designation of Primary Administrative Office & Principal Headquarters
36 for the Hidden Creek Community Development District.

37 E. Exhibit 5: Consideration & Adoption of Resolution 2022-06, A Designation of
38 Authorized Bank Signatories

On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board adopted Resolution 2022-06, A Designation of Authorized Bank Signatories for the Hidden Creek Community Development District.

- F. Exhibit 6: Consideration & Adoption of Resolution 2022-07, A Policy Regarding Parking & Towing
- The board needs to determine an effective date in order to get a notice out to all residents

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted Resolution 2022-07, A Policy Regarding Parking & Towing for the Hidden Creek Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

- A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held February 9, 2022

On a MOTION by Mr. Lawson, SECONDED by Ms. Ray , WITH ALL IN FAVOR, the Board approved The Minutes of the Board of Supervisors Regular Meeting Held February 9, 2022 for the Hidden Creek Community Development District.

FIFTH ORDER OF BUSINESS – Business Items

- A. Exhibit 8: Consideration of Security Bid Proposals
- This will be cost share with Southshore bay - Security Smart

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved Security Bid Proposals for the Hidden Creek Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports

- A. District Manager – There being none, the next item followed.
- B. District Attorney – There being none, the next item followed.
- C. District Engineer – There being none, the next item followed.

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

- A resident asked about Brightview planting trees and the plans of that landscaping in the CDD track.
- A resident mentioned adding reflectors on the gates on the sub-association gates.

EIGHTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS – Adjournment

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

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

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

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

80

Signature

Signature

81

Printed Name

Printed Name

82 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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

EXHIBIT 10

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 Friday, April 1, 2022 at 10:00 a.m. at Hilton Garden Inn Riverview, 4328 Garden Vista
6 Drive, Riverview, Florida, 33578.

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

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mike Lawson	Board Supervisor, Chairman
11	Doug Draper	Board Supervisor, Vice Chairman
12	Lori Price	Board Supervisor, Assistant Secretary

13 *The following is a summary of the discussions and actions taken at the April 1, 2022 Hidden Creek CDD*
14 *Board of Supervisors Regular Meeting.*

15 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual on**
16 **agenda items)**

17 There being none, the next item followed.

18 **THIRD ORDER OF BUSINESS – Administration Items**

- 19 A. Exhibit 1: Consideration of Road Maintenance Cost Sharing Agreement
20 - Southshore Bay Club, and any successor, to contribute 10% each year for future
21 maintenance costs for roadway milling and resurface for Lagoon Shore Boulevard. This
22 will continue as long as the district remains in effect. This is recorded in the official records
23 of Hillsborough County.

24 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved 25 Road Maintenance Cost Sharing Agreement for the Hidden Creek Community Development District.
--

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

- 27 A. District Manager – There being none, the next item followed.
28 B. District Attorney – There being none, the next item followed.
29 C. District Engineer – There being none, the next item followed.

30 **FIFTH ORDER OF BUSINESS – Audience Comments - New Business– (limited to 3 minutes per**
31 **individual)**

32 There being none, the next item followed.

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

34 There being none, the next item followed.

35 **SEVENTH ORDER OF BUSINESS – Adjournment**

36 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
37 adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, 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 11

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 Friday, April 15, 2022 at 10:00 a.m. at Offices of Breeze, 2502 N. Rocky Point
6 Drive, Suite 1000, Tampa, FL 33607.

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

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Mike Lawson	Board Supervisor, Chairman
11 Lori Price	Board Supervisor, Assistant Secretary
12 Christie Ray	Board Supervisor, Assistant Secretary

13 Also present:

14 Vivek Babbar	Attorney, Straley Robin Vericker
-----------------	----------------------------------

15 *The following is a summary of the discussions and actions taken at the April 15, 2022 Hidden Creek CDD*
16 *Board of Supervisors Regular Meeting.*

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

19 There being none, the next item followed.

20 **THIRD ORDER OF BUSINESS – Administrative Items**

- 21 A. Exhibit 1: Consideration and Adoption of Resolution 2022-08, Declaring Surplus Property
22 and Conveyance of Such Property
23 - (in substantial form with final revision to made by Counsel and executed by the Chair)

24 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
25 Resolution 2022-08, Declaring Surplus Property and Conveyance of Such Property for the Hidden
26 Creek Community Development District.

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

- 28 A. Exhibit 2: Ratification of Hidden Creek CDD Contract with Securitysmart Solutions

29 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board approved
30 the agenda for the Hidden Creek Community Development District.

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

- 32 A. District Manager

33 1. Field Service Update– There being none, the next item followed.

34 B. District Attorney – There being none, the next item followed.

35 C. District Engineer – There being none, the next item followed.

36 **SIXTH ORDER OF BUSINESS – Audience Comments - New Business– (limited to 3 minutes per**
37 **individual)**

38 There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

- Club cost sharing for security agreement

EIGHTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, 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 12

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 Wednesday, May 11, 2022 at 10:00 a.m. at Offices of Breeze, 2502 N. Rocky
6 Point Drive, Suite 1000, Tampa, FL 33607.

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

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mike Lawson	Board Supervisor, Chairman
11	Doug Draper	Board Supervisor, Vice Chairman
12	Lori Price	Board Supervisor, Assistant Secretary
13	Christie Ray	Board Supervisor, Assistant Secretary

14 *The following is a summary of the discussions and actions taken at the May 11, 2022 Hidden Creek CDD*
15 *Board of Supervisors Regular Meeting.*

16 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual on**
17 **agenda items)**

18 There being none, the next item followed.

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

20 A. Exhibit 1: Service Agreement Amendment – Innovative Employer Solutions, Inc.

21 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
22 Service Agreement Amendment – Innovative Employer Solutions, Inc. the Hidden Creek
23 Community Development District.

24 B. Exhibit 2: Amortization Recalculation Agreement Hidden Creek CDD

25 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
26 Amortization Recalculation Agreement Hidden Creek CDD the Hidden Creek Community
27 Development District.

28 C. Exhibit 3: Hidden Creek Landscape Management Report

29 - Report is inadequate

30 D. Exhibit 4: Consideration of Gate Attendant Cost Sharing Agreement

31 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board approved
32 Gate Attendant Cost Sharing Agreement the Hidden Creek Community Development District.

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

34 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved
35 the agenda for the Hidden Creek Community Development District.

36 A. Exhibit 5: Presentation of Hidden Creek CDD Number of Qualified Electors

37 - There are 1069 qualified electors

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Manager

1. Field Service Update– There being none, the next item followed.

B. District Attorney – There being none, the next item followed.

C. District Engineer – There being none, the next item followed.

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

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, 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 13

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 Wednesday, June 8, 2022 at 6:00 p.m. at Hilton Garden Inn Riverview, 4328 Garden
6 Vista Drive, Riverview, Florida, 33578.

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

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Mike Lawson	Board Supervisor, Chairman
11 Lori Price	Board Supervisor, Assistant Secretary
12 Christie Ray	Board Supervisor, Assistant Secretary

13 *The following is a summary of the discussions and actions taken at the June 8, 2022 Hidden Creek CDD*
14 *Board of Supervisors Regular Meeting.*

15 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual on**
16 **agenda items)**

17 There being none, the next item followed.

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

19 A. Exhibit 1: Presentation of Proposed Budget FY 2022-2023

20 B. Exhibit 2: Consideration and Adoption of **Resolution 2022-09, Approving Proposed**
21 **Budget and Setting Public Hearing (FY 2022-2023) - August 10, 2022**

22 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted 23 Resolution 2022-09, Approving Proposed Budget and Setting Public Hearing (FY 2022-2023) 24 - August 10, 2022 for the Hidden Creek Community Development District.
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25 ➤ Exhibit A – Proposed Budget for FY 2022-2023

26 C. Exhibit 3: Presentation of Brightview Quality Site Assessment

27 D. Exhibit 4: Presentation and Approval of Brightview Melody Section Proposal - **\$4,548.00**

28 - This proposal was tabled by the board.

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

30 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board approved 31 the agenda for the Hidden Creek Community Development District.
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32 A. Exhibit 5: Ratification of Contracts

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

34 A. District Manager – There being none, the next item followed.

35 B. District Attorney – There being none, the next item followed.

36 C. District Engineer – There being none, the next item followed.

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

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, 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 14

Let us Help you Weather the Storm.



Hurricane season is upon us again. No matter what Mother Nature may bring, your BrightView team is looking out for you. To ensure we're able to provide you with a swift and seamless response following severe weather, we recommend the following: ▼

- ▶ **Pre-Authorize Post-Storm Clean Up**
Pre-authorization of hurricane clean-up services allows us to immediately begin work post-storm, getting you back to business-as-usual as soon as possible. Learn more below about the action plan we mobilize on your behalf, and indicate your authorization with a signature below.
- ▶ **Keep us Apprised of your Insurance Requirements**
Let us know any special needs or requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will help make your job easier by photographing representative damage and journaling manpower, equipment and the work provided in our repairs.
- ▶ **Let us Know How to Reach You**
Previous years' storms have shown us how vulnerable communications can be during and after severe weather. Update your contact information on the following page so we can keep you apprised during emergency response situations.
- ▶ **Prepare your Trees**
Most maintenance contracts cover tree pruning to provide traffic clearance, but this doesn't prepare trees for hurricanes or excessive wind. Dramatically reduce the risk of damage and injury by structurally pruning weak or dead branches and opening canopies to reduce resistance. Schedule an assessment with our certified arborists to ensure your trees are ready.

Have Peace Of Mind With Pre-Authorized Storm Clean-Up.

Your BrightView team has an action plan that proactively addresses your needs in an emergency situation. With pre-authorized clean-up, we're on the ground canvassing your property to assess damage as soon as the storm has passed, and quickly dispatch the appropriate landscape and tree care services teams to address your needs, prioritizing safety first:


- ▶ Vehicle access is cleared, allowing emergency personnel access.
- ▶ Debris from structural dwellings that may pose immediate risk is cleared.
- ▶ Plant material that may have a chance of surviving is replanted.
- ▶ Hazardous damaged limbs that remain in trees are trimmed and removed.
- ▶ Tree limbs, rootballs, or large wood debris remaining on the ground is chipped and removed.
- ▶ Final restoration of any remaining damages or losses resulting from the storm is performed.

To expedite clean-up efforts, we leverage our national resources to bring in additional teams from outside the area. Normal maintenance operations can typically resume the following week for all but the most severely debris-impacted properties. If you would like to pre-approve BrightView to perform clean-up operations as detailed above, sign where indicated. Our emergency rates are also listed for your review. Dump expenses range based on the material, size and weight.

www.brightview.com

2022 Version

Approval for clean-up services:

 Sign	<u>Hidden Creek CDD</u> Property Name
<u>Michael Lawson/Chairman</u> Print Name / Title	<u>6-20-22</u> Date

Emergency contact numbers:

_____ Name	_____ Phone
_____ Name	_____ Phone

Hurricane Price List

General Labor	\$65 / per hour / per man
Tree Trimming Crew W/ Lift or Bucket Truck	\$150 / per hour / per man
Skid Loader or Small Backhoe & Operator	\$150 / per hour
Large Loader & Operator	\$250 / per hour
Dump Fees (if necessary)	TBD: quote
Stumps	Price varies by size
Tree Men / Climbers	\$150 / per hour / per man
Chipper & Operator	\$150 / per hour



2022 Hurricane Season

Dear Valued Customer,

Hurricane season is upon us once again. With any luck, all preparations will have been made for storms that don't materialize this season. Please consider the following suggestions with respect to your landscape:

1. The learning experiences from prior year's hurricanes taught us how vulnerable communications can be during and after severe storms. Even cellular systems were taxed by immense traffic making it difficult to communicate damage assessments and needed response approval. Avoid a delay in response to the needs of your property by acknowledging pre-approval authorization with your BrightView representative now. Further, exchange and update phone numbers to be used during emergency response situations with your BV representative as well.
2. Communicate any special needs to your BV representative that may be required by your insurance carrier to document damages and corrective actions resulting from storm related damages. As a matter of protocol, BV will photo document some representative damage and will journal manpower, equipment, and brief description of work provided.

In the event of a hurricane or severe storm event, be aware that BrightView does have a response action plan to address the landscape needs of our customers. We are preparing now to effectively respond to the landscape damages left behind by a potential hurricane. In the event of a hurricane, we will initially canvas every property that BrightView provides landscape or tree care services to and then will dispatch to customer authorized/approved clean-up sites based on the following priorities:

PRE-APPROVAL ITEMS -----VALID FOR 2 WEEKS POST EVENT

- Priority One- Clearing vehicle access to allow emergency personnel ability to service needs and access to your property (typically begins within 72 hours after a storm passes)
- Priority Two- Clearing debris from structural dwellings that may pose immediate risk or danger

ITEMS REQUIRING ADDITIONAL AUTHORIZATION POST EVENT

- Priority Three- Re-planting plant material that may have a chance of surviving if root-balls can be planted and watered soon (requires additional authorization). Plants that within our professional opinion can be salvaged and re-staked safely will be. Trees and/or plants that could create a liability will be removed.
- Priority Four- Trim and remove hazardous damaged limbs that still remain in trees versus on the ground (requires additional authorization)

As a company, we will be prepared to import additional BrightView resources from outside of Florida if needed to help expedite clean-up response efforts. Once the priorities detailed above



2022 Hurricane Season

have been met, we would address chipping and removing tree limbs left on the ground from initial clearing efforts as well as removal of root balls and large wood remaining on properties. The final phase would include restoration of damages or losses resulting from the storm and associated clean-up. We would anticipate a return to expected maintenance operations the following week for all but the most severely debris impacted properties. These prices will be enforced for a two week period unless extended by mutual agreement. Following this time frame any proposal will be site specific and delivered to you by the Account Manager. Payment terms for all invoices are Net 30 days.

We encourage you to be as prepared as you can to help assure a timely and effective response should luck elude us and we once again face damaging storms.

EXHIBIT 15

RATIFICATION OF CONTRACTS

00FBW01-339 CO#12	BrightView – Enhance Landscape at Phase 4 Entry Signs	\$4,980.00
00FBWL01-339 CO#11	Brightview – Add Sod and Irrigation to Common Areas per Attached OST Takeoff	\$106,405.00
	Brightview – Add Bahia at Active Adult near Clear Court & Tulip Drop Dr	\$6,380.00
SC-000758	Ripa & Associates – Southshore Street Signs	\$2,000.00
SC-000854	Marolf – Installation of Feeder Wire from Disconnect to Meter that was cut by TECO	\$2,793.00
SC-000880	DunRite - Flatwork – Materials and Labor to remove and replace 5’x12’ & 4’x5’ section of sidewalks	\$2,400.00
SC-000881	DunRite – Flatwork – Materials and Labor Sidewalk Sent in Secondary Email of 75’x5’ section of sidewalk (Missed by developer)	\$3,100.00
SC-000882	DunRite - Flatwork – Materials and Labor Extend 32”x30’ of Mail Kiosk with Broom-Finished Concrete	\$2,815.00