

***HIDDEN CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Date/Time:

***Monday, November 14, 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 **Monday, November 14, 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,

Tom O'Grady

Tom O'Grady

District Manager

813-565-4663

CC: Attorney
Engineer
District Records

District: HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Monday November 14, 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 tom@breezehome.com

I. Roll Call

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

III. Business Items

A. Breeze Field Report

Exhibit 1

➤ Proposal for Fence Repair- \$23,550.00

Exhibit 2

➤ Proposal for Danger Alligator Signs- \$1,115.00

Exhibit 3

B. Consideration and Adoption of **Resolution 2023-01, Canvassing and Certifying the results of the Landowner's Election of Supervisors**

Exhibit 4

C. Consideration and Adoption of **Resolution 2023-02, Amending the Designated Dates, Time and Location for Regular Meeting of the Board of Supervisors for the FY 2022-2023**

Exhibit 5

D. Acceptance of the FY 2021 Audited Financial Statements

Exhibit 6

IV. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held August 10, 2022

Exhibit 7

B. Ratification of Contracts

Exhibit 8

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



Hidden Creek



Community Development District

November 14, 2022

Summary

- Proposal in for Alligator signage for several ponds around Hidden Creek, including Medley
- Recently did pressure washing and have more scheduled
- Currently working on a proposal having the community re striped with pavement markings
- New annuals in the flower beds
- Getting proposals for Radar speed signs
- Speeding becoming a big problem
- Traffic signs have been requested for the roundabouts
- Proposal for fence that is still down behind dog park
- Fountains have had a service call and its not the fountains , it's must be on the TECO side

Summary

Guard house roof fixed



Summary

Guard house
for Christmas



EXHIBIT 2

November 7, 2022



Breeze Home Hidden Creek CDD
c/o Southshore Bay
16881 Lagoon Shore Blvd
Wimauma, FL 33598

Job Site: Southshore Bay
16881 Lagoon Shore Blvd
Wimauma, FL 33598

Thank you for the opportunity to offer you an estimate for your fence needs located at the job site listed above. Please accept this letter as our estimate for your review.

Total Estimate – \$23,550.00

- Takedown and Remove 672' of existing 72" Almond Lakeland BGM PVC Fence
- Install 672' of New 72" Almond Lakeland BGM PVC Fence
- Replace 6, New Black Steel Butterfly hinges on 69" x 142" Almond Lakeland Double Drive Gate

Price includes tax, materials and installation.

Price is valid for 10 days or until next materials price increase, whichever comes first.

Danielle Fence Mfg. Co., Inc. will provide a Certificate of Liability Insurance and Workers' Compensation Certificate, and will maintain it fully in effect until completion of this contract.

Signature: _____

Date: _____ MN

Subdivision: Southshore Bay

EXHIBIT 3

Estimate

**Sign Solutions of Tampa Bay, Inc.**

3921 West MLK Blvd

Tampa, FL 33614

ph. (813) 269-5990

fax (813) 269-5991

email: sales@SignSolutionsTB.com

Estimate:

21265

Printed

10/27/2022 8:40:06AM

Description: SOUTHSORE BAY - Danger Alligator Signs**Prepared For:** Accounts Payable

ph: (321) 263-0132

Company: HIDDEN CREEK CDD**Estimate Date:** 10/27/2022 8:38:20AM

email: breezeinvoices@payableslockbox.com

Thank you for considering Sign Solutions for your signage needs. Please call us at 813.269.5990 if you have questions or need further information. We look forward to hearing from you and working with you on this project.

Product	Font	Qty	Sides	Height	Width	Unit Cost	Install	Item Total
1 ALUM .063		8	1	1	1	\$42.50	\$0.00	\$340.00
Color: White								
Description: 18" x 12" x .063 aluminum w/ full color print.								
Text:								
2 U-CHANNEL 6' GALVANIZED		8	1	72	1	\$35.00	\$0.00	\$280.00
Color: Green								
Description: 6' U-Channel Post								
Text:								
3 Installation		1	1	1	1	\$495.00	\$0.00	\$495.00
Color:								
Description: Installation / Time and Materials								
Text:								

Notes:

Line Item Total:	\$1,115.00
Tax Exempt Amt:	\$1,115.00
Subtotal:	\$1,115.00
Taxes:	\$0.00
Total:	\$1,115.00

Company: HIDDEN CREEK CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Received/Accepted By:

/ /



EXHIBIT 4

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING 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; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 9, 2022, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the November 9, 2022 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members, seat number designations on the Board.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown below:

_____ Votes (4 year term) Seat #5

SECTION 3. Said terms of office commence on November 22, 2022.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution

conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 14th day of November, 2022.

ATTEST:

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary / Assistant Secretary

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

EXHIBIT 5

RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HIDDEN CREEK
COMMUNITY DEVELOPMENT DISTRICT AMENDING THE
DESIGNATED 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, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, on August 10, 2022, the District adopted Resolution 2022-13, adopting a meeting schedule for its regular meetings for the Fiscal Year 2022/2023; and

WHEREAS, the Board now desires to amend the schedule of regular meeting dates for Fiscal Year 2022/2023.

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

Section 1. The amended 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. Resolution 2022-13, adopted on August 10, 2022, is hereby repealed.

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

PASSED AND ADOPTED ON NOVEMBER 14, 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:

December 12, 2022
January 9, 2023
February 13, 2023
March 13, 2023
April 10, 2023
May 8, 2023
June 12, 2023
July 10, 2023
August 14, 2023
September 11, 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: November 18, 2022 (Business Observer – Hillsborough County)

EXHIBIT 6

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2021

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2021

CONTENTS

	<u>PAGE</u>
Independent Auditors' Report.....	1-2
Management's Discussion and Analysis	3-7
Government-wide Financial Statements:	
Statement of Net Position	8
Statement of Activities.....	9
Fund Financial Statements:	
Balance Sheet – General Fund	10
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities.....	11
Statement of Revenues, Expenditures and Changes in Fund Balances – General Fund	12
Reconciliation of Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities.....	13
Notes to the Financial Statements.....	14-25
Required Supplementary Information	
Statement of Revenues and Expenditures – Budget and Actual – General Fund.....	26
Notes to Required Supplementary Information	27
Independent Auditor's Report on Compliance With the Requirements of Section 218.415, Florida Statutes, Required by Rule 10.556(10) of the Auditor General of the State of Florida	28-29
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	30
Auditor's Management Letter Required by Chapter 10.550, <i>Florida Statutes</i>	31-33

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Hidden Creek Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Hidden Creek Community Development District, Hillsborough County, Florida ("District") as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3 - 7 and page 26 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 20, 2022, on our consideration of Hidden Creek Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Hidden Creek Community Development District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 20, 2022 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 20, 2022

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2021

Our discussion and analysis of Hidden Creek Community Development District, Hillsborough County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position balance of \$20,584,006.
- The change in the District's total net position in comparison with the prior fiscal year was \$6,190,845, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$1,872,680. The general fund balance is unassigned which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2021

The government-wide financial statements include all governmental activities that are principally supported by developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. Both funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2021

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position		
	2021	2020
Current assets	\$ 2,245,855	\$ 8,738,095
Capital assets	30,977,556	28,058,116
Total assets	<u>33,223,411</u>	<u>36,796,211</u>
Current liabilities	811,029	2,103,634
Long-term liabilities	11,828,376	20,299,416
Total liabilities	<u>12,639,405</u>	<u>22,403,050</u>
Net position		
Net invested in capital assets	18,865,516	7,575,323
Restricted for debt service	1,513,919	4,301,386
Restricted for capital projects	87,838	2,508,810
Unrestricted	116,733	7,642
Total net position	<u>\$ 20,584,006</u>	<u>\$ 14,393,161</u>

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded the ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position		
	2021	2020
Program revenues	\$ 7,972,030	\$ 6,425,075
General revenues	19,229	70,587
Total revenues	<u>7,991,259</u>	<u>6,495,662</u>
Expenses		
General government	200,843	197,128
Physical environment	597,250	429,520
Interest on long-term debt	1,002,321	1,247,174
Total expenses	<u>1,800,414</u>	<u>1,873,822</u>
Change in net position	6,190,845	4,621,840
Net position - beginning of year	14,393,161	9,771,321
Net position - end of year	<u>\$20,584,006</u>	<u>\$14,393,161</u>

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2021

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$1,800,414, which primarily consisted of costs associated with general expenditures and constructing and maintaining certain capital improvements of the District. The costs of the District's activities were funded by developer contributions and special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs not being incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$30,977,556 invested in construction in process. Construction in process has not completed as of September 30, 2021 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$11,973,376 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2022, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2021

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Hidden Creek Community Development District's Finance Department at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2021

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 71,699
Accounts receivable	7,825
Deposits	44,253
Due from developer	119,891
Prepaid items	7,260
Restricted assets:	
Investments	1,994,927
Capital assets:	
Non-depreciable	30,977,556
TOTAL ASSETS	<u><u>\$ 33,223,411</u></u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 234,511
Accrued interest payable	292,854
Retainage payable	138,664
Bonds payable, due within one year	145,000
Bonds payable, due in more than one year	11,828,376
TOTAL LIABILITIES	<u><u>12,639,405</u></u>
NET POSITION	
Net investment in capital assets	18,865,516
Restricted for:	
Debt service	1,513,919
Capital projects	87,838
Unrestricted	116,733
TOTAL NET POSITION	<u><u>\$ 20,584,006</u></u>

The accompanying notes are an integral part of this financial statement

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended September 30, 2021

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Operating	Revenues and
		Services	Contributions	Changes in Net
				Position
				Governmental
				Activities
Governmental activities				
General government	\$ 200,843	\$ -	\$ 303,215	\$ 102,372
Physical environment	597,250	594,904	486,682	484,336
Interest on long-term debt	1,002,321	6,587,229	-	5,584,908
Total governmental activities	<u>\$ 1,800,414</u>	<u>\$ 7,182,133</u>	<u>\$ 789,897</u>	<u>6,171,616</u>
General revenues:				
Investment earnings				10,164
Miscellaneous income				9,065
Total general revenues				<u>19,229</u>
Change in net position				<u>6,190,845</u>
Net position - October 1, 2020				<u>14,393,161</u>
Net position - September 30, 2021				<u><u>\$ 20,584,006</u></u>

The accompanying notes are an integral part of this financial statement

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2021

	<u>MAJOR FUNDS</u>			<u>TOTAL</u>
	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>CAPITAL PROJECTS</u>	<u>GOVERNMENTAL FUNDS</u>
<u>ASSETS</u>				
Cash and cash equivalents	\$ 57,217	\$ -	\$ 14,482	\$ 71,699
Assessments receivable	4,648	3,177	-	7,825
Due from other funds	-	12,872	-	12,872
Deposits	44,253	-	-	44,253
Due from developer	119,891	-	-	119,891
Prepaid items	7,260	-	-	7,260
Restricted assets:				
Investments	-	1,790,724	204,203	1,994,927
TOTAL ASSETS	\$ 233,269	\$ 1,806,773	\$ 218,685	\$ 2,258,727
<u>LIABILITIES AND FUND BALANCES</u>				
<u>LIABILITIES</u>				
Accounts payable and accrued expenses	\$ 103,664	\$ -	\$ 130,847	\$ 234,511
Retainage payable	-	-	138,664	138,664
Due to other funds	12,872	-	-	12,872
TOTAL LIABILITIES	116,536	-	269,511	386,047
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits and prepaid items	51,513	-	-	51,513
Restricted for:				
Debt service	-	1,806,773	-	1,806,773
Capital projects	-	-	(50,826)	(50,826)
Unassigned	65,220	-	-	65,220
TOTAL FUND BALANCES	116,733	1,806,773	(50,826)	1,872,680
TOTAL LIABILITIES AND FUND BALANCES	\$ 233,269	\$ 1,806,773	\$ 218,685	\$ 2,258,727

The accompanying notes are an integral part of this financial statement

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2021

Total Governmental Fund Balances in the Balance Sheet, Page 10	\$ 1,872,680
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	30,977,556
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(292,854)
Original issue discount	456,624
Governmental bonds payable	(12,430,000)
Net Position of Governmental Activities, Page 8	<u>\$ 20,584,006</u>

The accompanying notes are an integral part of this financial statement

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2021

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
REVENUES				
Developer contributions	\$ 303,215	\$ 78,603	\$ 408,079	\$ 789,897
Special assessments	594,904	6,587,229	-	7,182,133
Miscellaneous revenue	9,065	-	-	9,065
Investment earnings	-	10,062	102	10,164
TOTAL REVENUES	907,184	6,675,894	408,181	7,991,259
EXPENDITURES				
General government	200,843	-	-	200,843
Physical environment	597,250	-	-	597,250
Capital outlay	-	-	2,919,440	2,919,440
Debt				
Principal	-	8,585,000	-	8,585,000
Interest expense	-	1,081,052	-	1,081,052
TOTAL EXPENDITURES	798,093	9,666,052	2,919,440	13,383,585
EXCESS REVENUES OVER (UNDER) EXPENDITURES	109,091	(2,990,158)	(2,511,259)	(5,392,326)
FUND BALANCE				
Beginning of year	7,642	4,796,931	2,460,433	7,265,006
End of year	<u>\$ 116,733</u>	<u>\$ 1,806,773</u>	<u>\$ (50,826)</u>	<u>\$ 1,872,680</u>

The accompanying notes are an integral part of this financial statement

Net Change in Fund Balances - Total Governmental Funds, Page 12 \$ (5,392,326)

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:

Capital outlay	2,919,440
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Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:

Payments on long-term debt	8,585,000
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Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:

Change in accrued interest payable	202,691
Provision for amortization of bond premium	(123,960)

Change in Net Position of Governmental Activities, Page 9 \$ 6,190,845

The accompanying notes are an integral part of this financial statement.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Hidden Creek Community Development District ("District") was created on July 23, 2013 by the Board of County Commissioners of Hillsborough County, Florida Ordinance No. 13-21 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. Effective August 15, 2014 and in accordance with Section 190.0485, Florida Statutes, Westlake Village Community Development District merged with Hidden Creek Community Development District, with Hidden Creek Community Development District being the surviving District. The District consists of approximately 223 acres located in unincorporated Hillsborough County, Florida. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements	10 - 20
Infrastructure	20 - 40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources (continued)

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments

The District's investments were held as follows at September 30, 2021:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First			Weighted average of the
American Treasury Obligation CL Y	\$ 1,994,927	S&P AAAm	fund portfolio: 13 days
Total Investments	<u>\$ 1,994,927</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in anyone issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs – other than quotes market prices – are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE E – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Balance 10/01/2020	Increases	Decreases	Balance 09/30/2021
Governmental activities:				
Capital assets, not being depreciated:				
Construction in progress	\$ 28,058,116	\$ 2,919,440	\$ -	\$ 30,977,556
Total capital assets, not being depreciated	<u>28,058,116</u>	<u>2,919,440</u>	<u>-</u>	<u>30,977,556</u>
 Governmental activities capital assets - net	 <u>\$28,058,116</u>	 <u>\$ 2,919,440</u>	 <u>\$ -</u>	 <u>\$ 30,977,556</u>

There was no depreciation expense recorded as of September 30, 2021.

NOTE F – LEASES

During the year, the District entered into a lease agreement for solar lighting. The lease required a deposit in the amount of \$100 per light to be installed (423) in the amount of \$42,300. The lease is payable monthly at \$50 per mechanically complete and operational street light per month with an annual increase of the greater of 3% of the rent payable during the immediately preceding lease year or the percentage of increase of the Price Index for the second month preceding the lease year. The total lease expense was \$207,994 during 2021, at the end of the year there were 336 units mechanically complete and operational. The lease term is 20 years beginning on the date the District receives written notice that the equipment is mechanically complete and operational.

Future minimum lease payments due at September 30, 2021 are as follows:

2022	\$ 201,600
2023	207,648
2024	213,877
2025	220,294
2026	226,903
Thereafter	<u>4,001,130</u>
TOTAL	<u>\$5,071,451</u>

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE G – LONG-TERM LIABILITIES

\$5,195,000 Capital Improvement Revenue Bonds, Series 2016A-1 (Assessment Area One) –

On December 13, 2016, the District issued \$5,195,000 in Capital Improvement Revenue Bonds, Series 2016A-1 (Assessment Area One). The Bonds are payable in annual principal installments through November 2047. The Bonds bear interest ranging from 6.0% to 6.25% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2018.

\$7,300,000 Capital Improvement Revenue Bonds, Series 2016A-2 (Assessment Area Two) –

On December 13, 2016, the District issued \$7,300,000 in Capital Improvement Revenue Bonds, Series 2016A-2 (Assessment Area Two). The Bonds are payable November 2029. The Bonds bear interest at 6.25% payable semi-annually on the first day of each May and November. During 2021, the District made prepayments of \$3,000,000.

\$4,310,000 Capital Improvement Revenue Bonds, Series 2019A-1 (Assessment Area Three) –

On March 4, 2019, the District issued \$4,310,000 in Capital Improvement Revenue Bonds, Series 2019A-1 (Assessment Area Three). The Bonds are payable in annual principal installments through November 2049. The Bonds bear interest ranging from 4.125% to 5.375% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2020.

\$3,630,000 Capital Improvement Revenue Bonds, Series 2019A-2 (Assessment Area Three) –

On March 4, 2019, the District issued \$3,630,000 in Capital Improvement Revenue Bonds, Series 2019A-2 (Assessment Area Three). The Bonds are payable November 2029. The Bonds bear interest at 5.375% payable semi-annually on the first day of each May and November. During 2021, the District made prepayments of \$1,970,000.

\$4,650,000 Capital Improvement Revenue Bonds, Series 2019A-2 (Assessment Area Four) –

On March 4, 2019, the District issued \$4,650,000 in Capital Improvement Revenue Bonds, Series 2019A-2 (Assessment Area Four). The Bonds are payable November 2029. The Bonds bear interest at 5.375% payable semi-annually on the first day of each May and November. During 2021, the District made prepayments of \$3,480,000.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2021.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2021:

	Balance 10/1/2020	Additions	Deletions	Balance 9/30/2021	Due Within One Year
Capital Improvement Revenue Bonds, Series 2016A-1 (Assessment Area One)	\$ 5,060,000	\$ -	\$ 70,000	\$ 4,990,000	\$ 75,000
Capital Improvement Revenue Bonds, Series 2016A-2 (Assessment Area Two)	3,365,000	-	3,000,000	365,000	-
Capital Improvement Revenue Bonds, Series 2019-1 (Assessment Area Three)	4,310,000	-	65,000	4,245,000	70,000
Capital Improvement Revenue Bonds, Series 2019A-2 (Assessment Area Three)	3,630,000	-	1,970,000	1,660,000	-
Capital Improvement Revenue Bonds, Series 2019A-2 (Assessment Area Four)	4,650,000	-	3,480,000	1,170,000	-
	21,015,000	-	8,585,000	12,430,000	145,000
Unamortized bond discount	(580,584)	-	(123,960)	(456,624)	-
	<u>\$ 20,434,416</u>	<u>\$ -</u>	<u>\$ 8,461,040</u>	<u>\$ 11,973,376</u>	<u>\$ 145,000</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

September 30,	Principal	Interest	Total
2022	\$ 145,000	\$ 700,888	\$ 845,888
2023	155,000	693,247	848,247
2024	160,000	685,203	845,203
2025	170,000	676,756	846,756
2026	175,000	667,756	842,756
2027-2031	4,240,000	2,916,225	7,156,225
2032-2036	1,385,000	1,959,213	3,344,213
2037-2041	1,835,000	1,494,344	3,329,344
2042-2046	2,440,000	870,344	3,310,344
2047-2050	1,725,000	157,741	1,882,741
	<u>\$ 12,430,000</u>	<u>\$ 10,821,717</u>	<u>\$ 23,251,717</u>

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE H - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE I - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE J – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2021

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES			
Developer contributions	\$ 387,521	\$ 303,215	\$ (84,306)
Special assessments	567,547	594,904	27,357
Miscellaneous revenue	-	9,065	9,065
TOTAL REVENUES	<u>955,068</u>	<u>907,184</u>	<u>(47,884)</u>
EXPENDITURES			
Current			
General government	165,967	200,843	(34,876)
Physical environment	<u>723,545</u>	<u>597,250</u>	<u>126,295</u>
TOTAL EXPENDITURES	<u>889,512</u>	<u>798,093</u>	<u>91,419</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ 65,556</u>	109,091	<u>\$ 43,535</u>
FUND BALANCES			
Beginning of year		<u>7,642</u>	
End of year		<u>\$ 116,733</u>	

* Original and final budget.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs not being incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Directors
Hidden Creek Community Development District
Hillsborough County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Hidden Creek Community Development District, as of September 30, 2021 and for the year ended September 30, 2021, which collectively comprise the Hidden Creek Community Development District's basic financial statements and have issued our report thereon dated June 20, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 20, 2022

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors
Hidden Creek Community Development District
Hillsborough County, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hidden Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 20, 2022

Management Letter

To the Board of Supervisors
Hidden Creek Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of the Hidden Creek Community Development District ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 20, 2022.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated June 20, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Hidden Creek Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as N/A.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as N/A.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Hidden Creek Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$319 to \$1,410 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$7,182,133.
- c. The total amount of outstanding bonds issued by the district as \$12,430,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 20, 2022

EXHIBIT 7

1 **MINUTES OF MEETING**

2 **HIDDEN CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Advanced Meeting of the Board of Supervisors of the Hidden Creek Community Development
5 District was held on Wednesday, August 10, 2022 at 6:00 p.m. at Hilton Garden Inn Riverview, 4328
6 Garden 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 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 August 10, 2022 Hidden Creek CDD*
15 *Board of Supervisors Advanced Meeting.*

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

- 18 - A resident asked about the qualifications needed to join the board and how many registered
19 voters there were.

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

A. FY 2022-2023 Budget Public Hearing

➤ Open Public Hearing

21 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **the**
22 **Public Hearing** for the Hidden Creek Community Development District.

- 23 ➤ Exhibit 1: Presentation of the FY 2022-2023 Budget
- 24 • Affidavit of Publication – 1st Publication July 15, 2022
 - 25 • Affidavit of Publication – 2nd Publication July 22, 2022
- 26 ➤ Public Comments
- 27 - A resident asked how to view the vendor contracts.
 - 28 - A resident asked what Breezes responsibilities were under the contract.
- 29 ➤ Close Public Hearing

30 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Closed **the**
31 **Public Hearing** for the Hidden Creek Community Development District.

32 **B. Exhibit 2: Consideration and Adoption of Resolution 2022-10, Adopting Final Budget for FY**
33 **2022-2023**

34 ➤ Exhibit A – FY 2022-2023 Budget

35 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board Adopted
36 **Resolution 2022-10, Adopting Final Budget for FY 2022-2023** for the Hidden Creek Community
37 Development District.

38 C. **FY 2022-2023 Assessments Public Hearing**

39 ➤ Open Public Hearing

40 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **the**
41 **Public Hearing** for the Hidden Creek Community Development District.

42 ➤ Public Comments

43 - There being none, the next item followed

44 ➤ Close Public Hearing

45 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Closed **the**
46 **Public Hearing** for the Hidden Creek Community Development District.

47 D. Exhibit 3: Consideration and Adoption of **Resolution 2022-11, Imposing and Levying O&M**
48 **Assessments for FY 2022-2023 Budget**

49 ➤ Exhibit A - FY 2022-2023 Budget

50 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board Adopted
51 **Resolution 2022-11, Imposing and Levying O&M Assessments for FY 2022-2023 Budget** for the
52 Hidden Creek Community Development District.

53 E. Exhibit 4: Consideration and Adoption of **Resolution 2022-12, Setting Landowner's Election**
54 **Meeting**

55 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board Adopted
56 **Resolution 2022-12, Setting Landowner's Election Meeting** for the Hidden Creek Community
57 Development District.

58 F. Exhibit 5: Consideration and Adoption of **Resolution 2022-13, Adopting FY 2022-2023**
59 **Meeting Schedule**

60 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Adopted
61 **Resolution 2022-13, Adopting FY 2022-2023 Meeting Schedule** for the Hidden Creek Community
62 Development District.

63 G. Exhibit 6: Consideration for Arbitrage Rebate Counselors, LLC Proposal

64 ➤ Exhibit A - Presentation of Arbitrage Rebate Counselors Brochure

65 ➤ Presentation of Annual Arbitrage Calculations Contract

66 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board Approved
67 Consideration for Arbitrage Rebate Counselors, LLC Proposal for the Hidden Creek Community
68 Development District.

69 H. Exhibit 7: Presentation of Brightview Quality Site Assessment

70 I. Consideration and Approval of Security Services Proposals

71 ➤ Exhibit 8: Securitas Security Program Solution for Hidden Creek CDD

72 ➤ Exhibit 9: Vital Security and Investigations Security Services Proposal

73 ➤ Exhibit 10: JCS Investigations Security Services Proposal

74 ➤ Exhibit 11: St. Moritz Security Services, Inc Proposal

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

FOURTH ORDER OF BUSINESS – Consent Agenda

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

- A. Exhibit 12: Acceptance of the March Unaudited Financial Statement
- B. Exhibit 13: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held March 9, 2022
- C. Exhibit 14: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held April 1, 2022
- D. Exhibit 15: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held April 15, 2022
- E. Exhibit 16: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 11, 2022
- F. Exhibit 17: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 8, 2022
- G. Exhibit 18: Ratification of Brightview Pre-Authorized Storm Clean Up Proposal
- H. Exhibit 19: Ratification of Contracts

FIFTH 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.

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

- A resident asked for the color of the holiday lights to be changed.
- A resident asked for additional signage and lights for a gate on a hill.
- A resident mentioned a leaning sign.
- A resident mentioned a dead pine tree on the Medley side.
- A resident asked for alligator warning signs near ponds.
- A resident asked why the 301 side back gate was open.
- A resident asked when the security cameras are recording.
- A resident asked what certifications were required for the security staff.

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. Ray, WITH ALL IN FAVOR, the Board adjourned the meeting for the Hidden Creek Community Development District.

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

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

119

Signature

Signature

120

Printed Name

Printed Name

121 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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

EXHIBIT 8

Hidden Creek CDD: RATIFICATION OF CONTRACTS

[illegible]