

Board of Supervisors:

Michael Lawson – Chairman
Doug Draper - Vice Chairman
Lori Price - Assistant Secretary
Christie Ray - Assistant Secretary

District Staff:

Heather Dilley - District Manager
Michael Sakellarides - Operations Director
Jesse Dann - Community Director
John Vericker - District Counsel
Tonja Stewart - District Engineer

Hidden Creek Community Development District

Regular Meeting Agenda

Monday, February 12, 2024 at 6:00 P.M.

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

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 283 184 3050

Passcode: 54321

Dear Supervisors:

A meeting of the Board of Supervisors of the Hidden Creek Community Development District is scheduled for **Monday, February 12, 2024, at 6:00 p.m.** at the **Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items
4. Consent Agenda
 - A. Consideration for Acceptance – Auditor’s Report for September 30, 2022 Exhibit 1
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Exhibit 2
Regular Meeting Held November 13, 2023
 - C. Ratification of Proposals
 - DC Integrations – Gate Limit Switch Adjustment - \$140.00 Exhibit 3
 - DC Integrations – Replacement and Installation of Front Gate Motor - Exhibit 4
\$2,170.00
 - DC Integrations – Door King Gate Remote - \$3,800.00 Exhibit 5
 - DC Integrations – Gate Adjustment - \$390.00 Exhibit 6
 - DC Integrations – Gate Keypad and Button Replacement - \$680.00 Exhibit 7

District Office:

BreezeHome
1540 International Parkway
Suite 2000, Lake Mary, FL 32745

Meeting Location:

Hilton Garden Inn
4328 Garden Vista Drive
Riverview, Florida 33578

Board of Supervisors:

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- DC Integrations – Reset of Exit Gate Sensor - \$140.00 Exhibit 8
- Steadfast Environmental – WCA Staking & Clearing - \$5,750.00 Exhibit 9
- Florida Commercial Care – Irrigation Replacement and Repairs - \$548.15 Exhibit 10
- NaturZone – Covered Grounds Treatment - \$550.00 Exhibit 11
- Sign Solutions – Sign & Post Replacement - \$864.65 Exhibit 12
- Solitude Lake Management – Fountain Diagnosis - \$510.00 Exhibit 13
- Central Eagles Construction – Site Work - \$8,300.00 Exhibit 14
- D. Ratification of Service License Agreement between Hidden Creek Community Development District and Disclosure Technology Services, LLC Exhibit 15
- E. Ratification of Service Agreement between Solitude Lake Management, LLC and Hidden Creek Community Development District Exhibit 16

5. Staff Reports

- A. District Counsel
 - Cease and Desist Demand Letter – Dunkin’ Signage Exhibit 17
- B. District Engineer
- C. Breeze Field Staff
 - Field Report conducted on January 17, 2024 Exhibit 18
 - Solitude Lake Management – Service Report conducted on January 10, 2024 Exhibit 19
 - NaturZone Pest Control – Service Inspection Report conducted on January 22, 2024 Exhibit 20
- D. District Manager
 - CDD Financial Disclosure Changes Exhibit 21

6. Supervisors Requests**7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)****8. Adjournment****District Office:**

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 1540 International Parkway
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We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Heather Dilley
District Manager

District Office:

BreezeHome
1540 International Parkway
Suite 2000, Lake Mary, FL 32745

Meeting Location:

Hilton Garden Inn
4328 Garden Vista Drive
Riverview, Florida 33578

EXHIBIT 1

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2022

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2022

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INDEPENDENT AUDITORS' REPORT

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

Opinions

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, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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, 2022, 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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 be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 October 18, 2023, on our consideration of the Hidden Creek Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely 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 the effectiveness of the 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 District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated October 18, 2023 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
October 18, 2023

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

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, 2022. 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 \$24,173,887.
- The change in the District's total net position in comparison with the prior fiscal year was \$3,589,881, 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, 2022, the District's governmental funds reported combined ending fund balances of \$981,406. 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, 2022

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, 2022

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

	2022	2021
Current assets	\$ 1,147,082	\$ 2,245,855
Capital assets	35,752,118	30,977,556
Total assets	36,899,200	33,223,411
Current liabilities	711,425	811,029
Long-term liabilities	12,013,888	11,828,376
Total liabilities	12,725,313	12,639,405
Net position		
Net invested in capital assets	23,434,904	18,865,516
Restricted for debt service	665,782	1,513,919
Restricted for capital projects	22,670	87,838
Unrestricted	50,531	116,733
Total net position	\$ 24,173,887	\$ 20,584,006

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

	2022	2021
Program revenues	\$ 5,501,826	\$ 7,972,030
General revenues	4,268	19,229
Total revenues	5,506,094	7,991,259
Expenses		
General government	219,214	200,843
Physical environment	1,023,629	597,250
Interest on long-term debt	673,370	1,002,321
Total expenses	1,916,213	1,800,414
Change in net position	3,589,881	6,190,845
Net position - beginning of year	20,584,006	14,393,161
Net position - end of year	\$24,173,887	\$20,584,006

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,916,213, 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 exceeded appropriations for the fiscal year ended September 30, 2022, funded with prior year surpluses.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated. The general fund reported a surplus for the fiscal year ended 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$35,752,118 invested in capital assets and construction in process. Construction in process has not completed as of September 30, 2022 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, 2022, the District had \$12,317,214 in lease liability and 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 2023, 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, 2022

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, 2022

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	\$ 16,161
Accounts receivable	31,836
Assessments receivable	6,967
Deposits	44,610
Due from developer	119,659
Prepaid items	4,431
Restricted assets:	
Investments	919,043
Assessments receivable	4,375
Capital assets:	
Non-depreciable	32,275,318
Right to use lease - lighting	3,476,800
TOTAL ASSETS	\$ 36,899,200
LIABILITIES	
Accounts payable and accrued expenses	\$ 165,676
Accrued interest payable	242,423
Bonds and leases payable, due within one year	303,326
Bonds leases payable, due in more than one year	12,013,888
TOTAL LIABILITIES	12,725,313
NET POSITION	
Net investment in capital assets	23,434,904
Restricted for:	
Debt service	665,782
Capital projects	22,670
Unrestricted	50,531
TOTAL NET POSITION	\$ 24,173,887

The accompanying notes are an integral part of this financial statement

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Contributions	Governmental Activities
Governmental activities				
General government	\$ 219,214	\$ 219,214	\$ 117,409	\$ 117,409
Physical environment	1,023,629	633,719	1,758,357	1,368,447
Interest on long-term debt	673,370	2,773,127	-	2,099,757
Total governmental activities	<u>\$ 1,916,213</u>	<u>\$ 3,626,060</u>	<u>\$ 1,875,766</u>	<u>3,585,613</u>
General revenues:				
Investment earnings				3,532
Miscellaneous income				736
Total general revenues				<u>4,268</u>
Change in net position				<u>3,589,881</u>
Net position - October 1, 2021				<u>20,584,006</u>
Net position - September 30, 2022				<u>\$ 24,173,887</u>

The accompanying notes are an integral part of this financial statement

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**BALANCE SHEET – GOVERNMENTAL FUNDS**

September 30, 2022

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<u>ASSETS</u>				
Cash and cash equivalents	\$ 16,161	\$ -	\$ -	\$ 16,161
Accounts receivable	31,836	-	-	31,836
Assessments receivable	6,967	-	-	6,967
Due from other funds	-	24,871	-	24,871
Deposits	44,610	-	-	44,610
Due from developer	119,659	-	-	119,659
Prepaid items	4,431	-	-	4,431
Restricted assets:				
Investments	-	878,959	40,084	919,043
Assessments receivable	-	4,375	-	4,375
TOTAL ASSETS	<u>\$ 223,664</u>	<u>\$ 908,205</u>	<u>\$ 40,084</u>	<u>\$ 1,171,953</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 148,262	\$ -	\$ 17,414	\$ 165,676
Due to other funds	24,871	-	-	24,871
TOTAL LIABILITIES	<u>173,133</u>	<u>-</u>	<u>17,414</u>	<u>190,547</u>
FUND BALANCES				
Nonspendable:				
Deposits and prepaid items	49,041	-	-	49,041
Restricted for:				
Debt service	-	908,205	-	908,205
Capital projects	-	-	22,670	22,670
Unassigned	1,490	-	-	1,490
TOTAL FUND BALANCES	<u>50,531</u>	<u>908,205</u>	<u>22,670</u>	<u>981,406</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 223,664</u>	<u>\$ 908,205</u>	<u>\$ 40,084</u>	<u>\$ 1,171,953</u>

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, 2022

Total Governmental Fund Balances in the Balance Sheet	\$ 981,406
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	35,752,118
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(242,423)
Original issue discount	270,045
Lease liability	(3,527,259)
Governmental bonds payable	(9,060,000)
Net Position of Governmental Activities	<u>\$ 24,173,887</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, 2022

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
REVENUES				
Developer contributions	\$ 117,409	\$ 365,159	\$ 1,393,198	\$ 1,875,766
Special assessments	852,933	2,773,127	-	3,626,060
Miscellaneous revenue	736	-	-	736
Investment earnings	-	3,322	210	3,532
TOTAL REVENUES	<u>971,078</u>	<u>3,141,608</u>	<u>1,393,408</u>	<u>5,506,094</u>
EXPENDITURES				
General government	218,797	417	-	219,214
Physical environment	840,639	-	-	840,639
Capital outlay	-	-	1,297,762	1,297,762
Debt				
Principal	-	3,370,000	-	3,370,000
Interest expense	-	669,752	-	669,752
TOTAL EXPENDITURES	<u>1,059,436</u>	<u>4,040,169</u>	<u>1,297,762</u>	<u>6,397,367</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	(88,358)	(898,561)	95,646	(891,273)
OTHER SOURCES (USES)				
Transfers in (out)	22,155	(5)	(22,150)	-
TOTAL OTHER SOURCES (USES)	<u>22,155</u>	<u>(5)</u>	<u>(22,150)</u>	<u>-</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	(66,203)	(898,566)	73,496	(891,273)
FUND BALANCE				
Beginning of year	116,734	1,806,771	(50,826)	1,872,679
End of year	<u>\$ 50,531</u>	<u>\$ 908,205</u>	<u>\$ 22,670</u>	<u>\$ 981,406</u>

The accompanying notes are an integral part of this financial statement

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds \$ (891,273)

Amount reported for governmental activities in the Statement of Activities
are different because:

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 1,297,762

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:

Reduction of long term lease liability 132,531

Payments on long-term debt 3,370,000

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:

Current year provision for depreciation (182,990)

Change in accrued interest payable 50,430

Provision for amortization of bond premium (186,579)

Change in Net Position of Governmental Activities	\$ 3,589,881
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The accompanying notes are an integral part of this financial statement

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

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, 2022

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, 2022

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, 2022

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, 2022

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, 2022

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, 2022

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, 2022

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments

The District's investments were held as follows at September 30, 2022:

Investment	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First			Weighted average of the
American Treasury Obligation CL Y	\$ 919,043	S&P AAAm	fund portfolio: 9 days
Total Investments	<u>\$ 919,043</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 any one 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, 2022

NOTE E – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Balance 10/01/2021	Increases	Decreases	Balance 09/30/2022
Governmental activities:				
Capital assets, not being depreciated:				
Construction in progress	\$ 30,977,556	\$ 1,297,762	\$ -	\$ 32,275,318
Total capital assets, not being depreciated	30,977,556	1,297,762	-	32,275,318
Capital assets, being depreciated				
RTU - lighting lease	3,659,790	-	-	3,659,790
Total capital assets, being depreciated	3,659,790	-	-	3,659,790
Less accumulated depreciation for:				
RTU - lighting lease	-	182,990	-	182,990
Total accumulated depreciation	-	182,990	-	182,990
Total capital assets, being depreciated - net	3,659,790	(182,990)	-	3,476,800
Governmental activities capital assets - net	\$34,637,346	\$ 1,114,772	\$ -	\$ 35,752,118

Depreciation expense of \$182,990 was charged to physical environment.

NOTE F - LEASES

The District leases solar lighting. The District recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. The interest rate on the lease is based on the District's incremental borrowing rate of 3.75%. The details of these leases are listed below:

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE F - LEASES (CONTINUED)

Describe	Date	Payment Terms	Monthly Payment Amount	Interest Rate	Total Lease Liability	Balance 09/30/2022
Lease 1	4/2/2019	20 Years	\$ 9,000	3.75%	\$ 1,388,672	\$ 1,336,285
Lease 2	3/12/2020	20 Years	1,150	3.75%	183,910	177,441
Lease 3	3/25/2020	20 Years	10,150	3.75%	1,623,201	1,566,114
Lease 4	1/11/2022	20 Years	1,300	3.75%	214,963	207,243
Lease 5	1/11/2022	20 Years	1,150	3.75%	190,159	183,331
Lease 6	7/14/2022	20 Years	350	3.75%	58,885	56,845
			<u>\$ 23,100</u>		<u>\$ 3,659,790</u>	<u>\$ 3,527,259</u>

The annual requirements to amortize the principal and interest of the lease liability as of September 30, 2022 are as follows:

September 30,	Principal	Interest	Total
2023	\$ 148,326	\$ 128,874	\$ 277,200
2024	153,985	123,215	277,200
2025	159,860	117,340	277,200
2026	165,959	111,241	277,200
2027	172,290	104,910	277,200
2028-2032	965,208	420,792	1,386,000
2033-2037	1,163,923	222,077	1,386,000
2038-2041	597,708	26,391	624,099
	<u>\$ 3,527,259</u>	<u>\$ 1,254,840</u>	<u>\$ 4,782,099</u>

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. The 2016A-2 Bond were paid off during the fiscal year ended September 30, 2022. Accordingly, the Series 2016A-2 Bonds are no longer outstanding.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

\$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. The 2019A-2 Bond were paid off during the fiscal year ended September 30, 2022. Accordingly, the Series 2019A-2 Bonds are no longer outstanding.

\$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. The 2019A-2 Bond were paid off during the fiscal year ended September 30, 2022. Accordingly, the Series 2019A-2 Bonds are no longer outstanding.

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, 2022.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

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, 2022:

	Balance 10/01/2021	Additions	Deletions	Balance 09/30/2022	Due Within One Year
Lease liability	\$ 3,659,790	\$ -	\$ 132,531	\$ 3,527,259	\$ 148,326
Capital Improvement Revenue Bonds, Series 2016A-1 (Assessment Area One)	4,990,000	-	105,000	4,885,000	80,000
Capital Improvement Revenue Bonds, Series 2016A-2 (Assessment Area Two)	365,000	-	365,000	-	-
Capital Improvement Revenue Bonds, Series 2019-1 (Assessment Area Three)	4,245,000	-	70,000	4,175,000	75,000
Capital Improvement Revenue Bonds, Series 2019-2 (Assessment Area Three)	1,660,000	-	1,660,000	-	-
Capital Improvement Revenue Bonds, Series 2019A-2 (Assessment Area Four)	1,170,000	-	1,170,000	-	-
	16,089,790	-	3,502,531	12,587,259	303,326
Unamortized bond discount	(456,624)	-	(186,579)	(270,045)	-
	<u>\$ 15,633,166</u>	<u>\$ -</u>	<u>\$ 3,315,952</u>	<u>\$ 12,317,214</u>	<u>\$ 303,326</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

September 30,	Principal	Interest	Total
2023	\$ 155,000	\$ 579,334	\$ 734,334
2024	160,000	571,291	731,291
2025	170,000	562,844	732,844
2026	175,000	553,844	728,844
2027	185,000	544,156	729,156
2028-2032	1,110,000	2,391,769	3,501,769
2033-2037	1,460,000	1,867,131	3,327,131
2038-2042	1,935,000	1,375,094	3,310,094
2043-2047	2,570,000	717,459	3,287,459
2048-2050	1,140,000	75,750	1,215,750
	<u>\$ 9,060,000</u>	<u>\$ 9,238,672</u>	<u>\$ 18,298,672</u>

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

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 Districts 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, 2022

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Developer contributions	\$ 131,189	\$ 117,409	\$ (13,780)
Special assessments	832,741	852,933	20,192
Miscellaneous revenue	-	736	736
TOTAL REVENUES	<u>963,930</u>	<u>971,078</u>	<u>7,148</u>
EXPENDITURES			
Current			
General government	152,340	218,797	(66,457)
Physical environment	811,590	840,639	(29,049)
TOTAL EXPENDITURES	<u>963,930</u>	<u>1,059,436</u>	<u>(95,506)</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	(88,358)	(88,358)
OTHER SOURCES (USES)			
Transfers in (out)	-	22,155	22,155
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	<u>\$ -</u>	<u>(66,203)</u>	<u>\$ (66,203)</u>
FUND BALANCES			
Beginning of year		<u>116,734</u>	
End of year		<u>\$ 50,531</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 exceeded appropriations for the fiscal year ended September 30, 2022, funded with prior year surpluses.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated. The general fund reported a surplus for the fiscal year ended 2022.

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, 2022 and for the year ended September 30, 2022, which collectively comprise the Hidden Creek Community Development District's basic financial statements and have issued our report thereon dated October 18, 2023.

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, P.A.

Fort Pierce, Florida

October 18, 2023

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, 2022. 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, 2022.

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
October 18, 2023

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, 2022, and have issued our report thereon dated October 18, 2023.

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 October 18, 2023, 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. There were no findings or recommendations made in the preceding annual 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 \$342 to \$1,484 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$3,626,060.
- c. The total amount of outstanding bonds issued by the district as \$9,060,000.

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.

2022-01

Finding: The District did not submit the completed annual financial report by June 30, 2023 as required by Section 218.32(d) Florida Statutes and Rules of the Auditor General.

Management Response: The District will ensure that going forward the audit is completed by the June 30th deadline.

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

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
October 18, 2023

EXHIBIT 2

1 **MINUTES OF MEETING**

2 **HIDDEN CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Hidden Creek Community Development
5 District was held on Monday, November 13, 2023 at 6:00 p.m. at Hilton Garden Inn, 4328 Garden Vista
6 Drive, Riverview, Florida 33578.

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

8 Ms. Dilley called the meeting to order at 6:23 p.m. and conducted roll call.

9 Present and constituting a quorum were:

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

13 Also present were:

14 Heather Dilley	District Manager, Breeze
-------------------	--------------------------

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

17 There were 2 audience members present, and no comments.

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

19 A. Exhibit 1: Consideration for Adoption – **Resolution 2024-02**, Budget Amendment FY 2022-2023

20 On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted 21 Resolution 2024-02, Budget Amendment FY 2022-2023 , for the Hidden Creek Community Development 22 District.
--

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

24 A. Exhibit 2: Consideration for Approval – The Meeting Minutes of the Board of Supervisors
25 Regular Meeting Held October 9, 2023

26 On a MOTION by Mr. Draper, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board approved 27 The Meeting Minutes of the Board of Supervisors Regular Meeting Held October 9, 2023 , for the 28 Hidden Creek Community Development District.
--

29 B. Ratification of Proposals

- | |
|--|
| 30 ➤ Exhibit 3: Brightview Landscape Services – Irrigation Pump Removal and Replacement - |
| 31 \$15,340.97 |
| 32 ➤ Exhibit 4: Florida Commercial Care – Irrigation Repairs - \$1,398.23 |
| 33 ➤ Exhibit 5: Florida Commercial Care – Irrigation Repairs - \$1,004.53 |
| 34 ➤ Exhibit 6: Florida Fountains & Equipment – Fountain Lights Repair - \$338.00 |
| 35 ➤ Exhibit 7: Owens Electric – Pump Diagnostics - \$264.00 |
| 36 ➤ Exhibit 8: Owens Electric – Pump Diagnostics - \$511.50 |
| 37 ➤ Exhibit 9: DC Integrations – Gate Limit Switch Adjustment and Camera System Restart - |
| 38 \$140.00 |

On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board **approved all items in Ratification of Proposals**, for the Hidden Creek Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

There being none, the next item followed.

C. Breeze Field Staff

Ms. Dilley briefed the Board on the Field Staff Report.

➤ Exhibit 10: Field Report conducted on October 26, 2023

➤ Exhibit 11: Solitude Lake Management – Service Report conducted on October 17, 2023

➤ Exhibit 12: NaturZone Pest Control – Service Inspection Report conducted on October 10, 2023

D. District Manager

Ms. Dilley informed the Board that both insurance checks, amounting to \$10,000 and \$12,725, had been collected. Once the checks were cleared, the CDD will issue a payment of \$11,362.50, covering 50% of the total repair cost to Permacast.

SIXTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

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

A resident notified the Board that the Entrance gate needs repair.

A resident requested the installation of a traffic arm before the metal gate.

A resident notified the Board that the irrigation nozzles might be too low or the timer may not have been set appropriately.

EIGHTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Draper, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board **adjourned the meeting at 6:37 p.m.** 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 _____.

75

Signature

Signature

76

Printed Name

Printed Name

77 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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

EXHIBIT 3

DC Integrations LLC

PO Box 1225
Polk City, FL 33868 US
+1 8637977525
Chris@DCIntegrations.net

**INVOICE**

BILL TO	SHIP TO	TRACKING#	PO Please	INVOICE	23911
Hidden Creek CDD c/o Breeze Home	Hidden Creek CDD c/o Breeze Home			DATE	10/20/2023
1540 International Parkway	16906 Trite Bend St			TERMS	Due on receipt
Lake Mary, FL 32746 USA	Wimauma, FL 33598 USA			DUE DATE	10/20/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
10/11/2023	Adjusted gate limit switches at back gate. Reset power for camera system.	1	140.00	140.00
PO Please				
SUBTOTAL				140.00
TAX				0.00
TOTAL				140.00
BALANCE DUE				\$140.00

Approved : , Chairman
11-29-23

EXHIBIT 4



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

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +
MONITORING + IT + LOCKS + GATES

DCINTEGRATIONS.NET

Hidden Creek CDD / Front gate motor



Date:	11/17/2023	PROPOSAL		Proposal No:	TH23171
Submitted to:	Hidden Creek CDD	Job Location:	Hidden Creek CDD / Front gate motor		
Attention:	Jessie Dann	Title:	LCAM	Attention:	Jessie Dann
Email:	Jessie@breezehome.com			Email:	Jessie@breezehome.com
Phone:	813-565-4663	Fax:		Phone:	813-565-4663
Address:	1540 International Parkway # 2000			Address:	Southshore Bay Back Gate
City / ST	Lake Mary / FL	Zip:	32746	City / ST	Wimauma / FL
				Zip:	33598

SCOPE OF WORK:

REPLACE / INSTALL BAZOOKA STYLE GATE MOTOR FOR VISITOR ENTRANCE GATE .

INCLUDED MATERIALS:

1- G5 BAZOOKA STYLE GATE MOTOR . ADJUST / TEST .

INCLUSIONS:

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

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of DC Integrations (DCI) technicians will result in additional labor charges of \$95/man hour.
- DCI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • DCI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate DCI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

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

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$2,170.00
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This proposal is valid through 12/17/2023

DCI Sales Rep: _____
(Sales Representative)

DCI Officer: _____
(Authorizing Officer Signature)

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

Customer Name: Hidden Creek CDD

Signature: [Signature]

11-29-23
Date

TERMS & CONDITIONS:

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

2. Warranty:

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

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

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

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

4. Subscriber Responsibilities:

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

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

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

5. Default:

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

B. DCI's Remedy Upon Default.

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

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

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

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

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency. 8.A. Limitation of Damages (cont.)

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

8. DCI'S LIMITS OF LIABILITY:

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

8. A. Limitation of Damages (cont.)

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

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

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

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

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

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

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

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

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

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

EXHIBIT 5

DC Integrations LLC

PO Box 1225
Polk City, FL 33868 US
+1 8637977525
Chris@DCintegrations.net

OM-HC-243

**INVOICE**

BILL TO
Hidden Creek CDD c/o Breeze Home
1540 International Parkway
Lake Mary, FL 32746 USA

SHIP TO
Hidden Creek CDD c/o Breeze Home
16906 Trite Bend St
Wimauma, FL 33598 USA

INVOICE 23998
DATE 11/29/2023
TERMS Due on receipt
DUE DATE 11/29/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Door King gate remote. TH23726	100	38.00	3,800.00T
SUBTOTAL				3,800.00
TAX				0.00
TOTAL				3,800.00
BALANCE DUE				\$3,800.00

Approved: , Chairman
11-29-23

EXHIBIT 6

DC Integrations LLC

PO Box 1225
Polk City, FL 33868 US
+1 8637977525
Chris@DCintegrations.net



OM-HC-247

INVOICE**BILL TO**

Hidden Creek CDD c/o Breeze Home
1540 International Parkway
Lake Mary, FL 32746 USA

SHIP TO

Hidden Creek CDD c/o Breeze Home
16906 Trite Bend St
Wimauma, FL 33598 USA

INVOICE

23987

DATE

11/27/2023

TERMS

Net 15

DUE DATE

12/12/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
11/03/2023	Main gate resident side stuck open. Adjusted limit switch and gates are back working. Resident side will need a new operator quote sent. Back gate needs a new ped gate AK11 and ex button quote sent.	1	390.00	390.00
SUBTOTAL				390.00
TAX				0.00
TOTAL				390.00
BALANCE DUE				\$390.00

Approved:  Charman
11-27-23

EXHIBIT 7



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

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +
MONITORING + IT + SAFES + LOCKS+GATES

DCINTEGRATIONS.NET

Hidden Creek CDD / Back Gate Ped Access



Date:	11/7/2023	PROPOSAL	Proposal No:	TH23111
Submitted to:	Hidden Creek CDD	Job Location:	Hidden Creek CDD / Back Gate Ped Access	
Attention:	Jessie Dann	Title:	LCAM	
Email:	Jessie@breezehome.com	Attention:	Jessie Dann	Title:
Phone:	813-565-4663	Email:	jessie@breezehome.com	
Address:	1540 International Parkway # 2000	Phone:	813-565-4663	Fax:
City / ST	Lake Mary / FL	Address:	SSB Back Gate	
	Zip: 32746	City / ST	Wimauma / FL	Zip: 33598

SCOPE OF WORK:

REPLACE / INSTALL KEYPAD FOR BACK GATE PED ENTRY . REPLACE / INSTALL EXIT BUTTON SAME SIDE .

INCLUDED MATERIALS:

1- LINEAR KEYPAD . 1- OUTDOOR EXIT BUTTON

INCLUSIONS:

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

CONSIDERATIONS & EXCLUSIONS:

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

Additional notes added at time of acceptance:

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.

GRAND TOTAL: \$680.00

This proposal is valid through 2/5/2024

DCI Sales Rep: _____
(Sales Representative)

DCI Officer: _____
(Authorizing Officer Signature)

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

Customer Name: Hidden Creek CDD
DC INTEGRATIONS- rev 2021-02-01

Signature: [Signature] 11-29-23
Date

TERMS & CONDITIONS:

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

2. Warranty:

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

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

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

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

4. Subscriber Responsibilities:

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

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

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

5. Default:

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

B. DCI's Remedy Upon Default.

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

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

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

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

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency. 8.A. Limitation of Damages (cont.)

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

8. DCI'S LIMITS OF LIABILITY:

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

8. A. Limitation of Damages (cont.)

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

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

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

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

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

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

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

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

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

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

EXHIBIT 8

DC Integrations LLC

PO Box 1225
Polk City, FL 33868 US
+1 8637977525
Chris@DCintegrations.net

OM-HC-249



INVOICE

BILL TO	SHIP TO	TRACKING#	PO Please	INVOICE	24055
Hidden Creek CDD c/o Breeze Home	Hidden Creek CDD c/o Breeze Home			DATE	12/26/2023
1540 International Parkway	16906 Trite Bend St			TERMS	Net 30
Lake Mary, FL 32746 USA	Wimauma, FL 33598 USA			DUE DATE	01/25/2024

DATE	DESCRIPTION	QTY	RATE	AMOUNT
12/07/2023	Back gate exit side was not opening for cars. Tech reset exit sensor and gates are working.	1	140.00	140.00

PO Please	SUBTOTAL	140.00
	TAX	0.00
	TOTAL	140.00
	BALANCE DUE	\$140.00

12-27-23

EXHIBIT 9



Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576

813.836.7940 | office@steadfastenv.com

www.SteadfastEnv.com

Proposal

Date 11/30/2023 Proposal # 1022

Customer Information		Project Information Southshore Bay WCA Staking & ...	
Hidden Creek CDD 2502 N Rocky Point Dr # 1050 Tampa, FL 33607	Contact	SSB WCA Staking & Clearing	
	Phone	843-318-8356	
	E-mail	Hunter@metrodg.com	
	Account #	Proposal Prepared By:	Lee Smith
		Type Of Work	Veg. Removal

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
WCA boundary will be staked, and then Steadfast will go in and cut down any overgrowth on the outside of this area/boundary. Area is about 5' by 300'. All debris will be hauled off-site in dump trailer. Estimated Timeframe: 1 Day		5,750.00

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

Total \$5,750.00

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

Accepted this 7 day of Dec., 2023.

Signature: [Signature] Printed Name and Title: Michael Lawson Chairman

Representing (Name of Firm): Hidden Creek CDD

PHASE	ACRES	PHASE LOT DEVELOPMENT DATA						TOTAL	COUNT
		4F SFD	MF SFD	RF SFD	2F TH	3F TH	4F TH		
1A	22.21	38						38	145
1B	7.97	36						36	10
2A	27.31	63						63	60
2B	6.56	32						32	71
2C	12.34	32						32	46
3A	25.28	49						49	36
3B	10.17	50						50	
3C	9.85	40						40	
4A	30.58	107	49					156	190
4B	18.37	56	49					105	
5	31.11							196	146
6A	20.48							216	216
6B	2.06							32	32
6C	19.91							212	212
7A	12.47							72	72
7B	11.16							76	76
AA1A	36.08	46	27	13				86	108
AA1B	0.72							1	1
AA2A	0.82							1	1
AA2B	33.61	10	36	13				59	70
AA3	30.53	42	34	16				92	110
AA4	30.49	42	27	15				84	110
AA5A	21.71	46	15					61	97
AA5B	1.76							14	14
AA6A	23.37	42	25	13				80	95
AA6B	0.36							1	1
AA7	22.77	39	10	13				62	90
AA8A	18.00	42	34	5				81	100
AA8B	1.77							7	7
CR1	5.34							8	8
CR2 PH1	8.07							8	8
CR2 PH2	4.80							8	8
CR2 PH3	1.89							8	8
TOTAL	524.05	277	653	187	108	104	239	2,056	

SITE ACRES DATA		ROADWAY CENTERLINE DATA	
ACRES	LINEAR FEET	ACRES	LINEAR FEET
GROSS:	679.30	TOWNHOMES (NON-LOADED):	2,141
UPLANDS:	613.23	TOWNHOMES (HALF-LOADED):	6,192
WETLANDS:	66.06	TOWNHOMES (FULLY-LOADED):	18,878
CONSERVATION AREAS:	0.00	SINGLE FAMILY (TOTAL):	18,248
GROSS DEVELOPABLE:	613.23	SINGLE FAMILY (NON-LOADED):	6,614
RETENTION POND, LAKES:	101.71	SINGLE FAMILY (HALF-LOADED):	6,996
PARK SITES:	1.25	SINGLE FAMILY (FULLY-LOADED):	36,267
SCHOOL SITES:	0.00	SINGLE FAMILY (TOTAL):	47,867
COMMERCIAL AREAS:	0.00	SPINE ROAD (TWO LANE):	708
AMENITIES:	22.71	SPINE ROAD (FOUR LANE):	6,776
DEVELOPABLE AREA:	487.66	SPINE ROAD (TOTAL):	7,484
		NON-LOADED ROADWAY:	10,632
		HALF-LOADED ROADWAY:	15,248
		FULLY-LOADED ROADWAY:	41,372

- LEGEND**
- TOWNHOMES (NON-LOADED)
 - TOWNHOMES (HALF-LOADED)
 - TOWNHOMES (FULLY-LOADED)
 - SINGLE FAMILY (NON-LOADED)
 - SINGLE FAMILY (HALF-LOADED)
 - SINGLE FAMILY (FULLY-LOADED)
 - SPINE ROAD (TWO LANE)
 - SPINE ROAD (FOUR LANE)
 - SPINE ROAD (TOTAL)
 - NON-LOADED ROADWAY
 - HALF-LOADED ROADWAY
 - FULLY-LOADED ROADWAY
 - LAGOON
 - AA AMENITY
 - AA2 AMENITY
 - AA3 AMENITY
 - AA4 AMENITY
 - AA5 AMENITY
 - AA6 AMENITY
 - AA7 AMENITY
 - AA8 AMENITY
 - CR1 AMENITY
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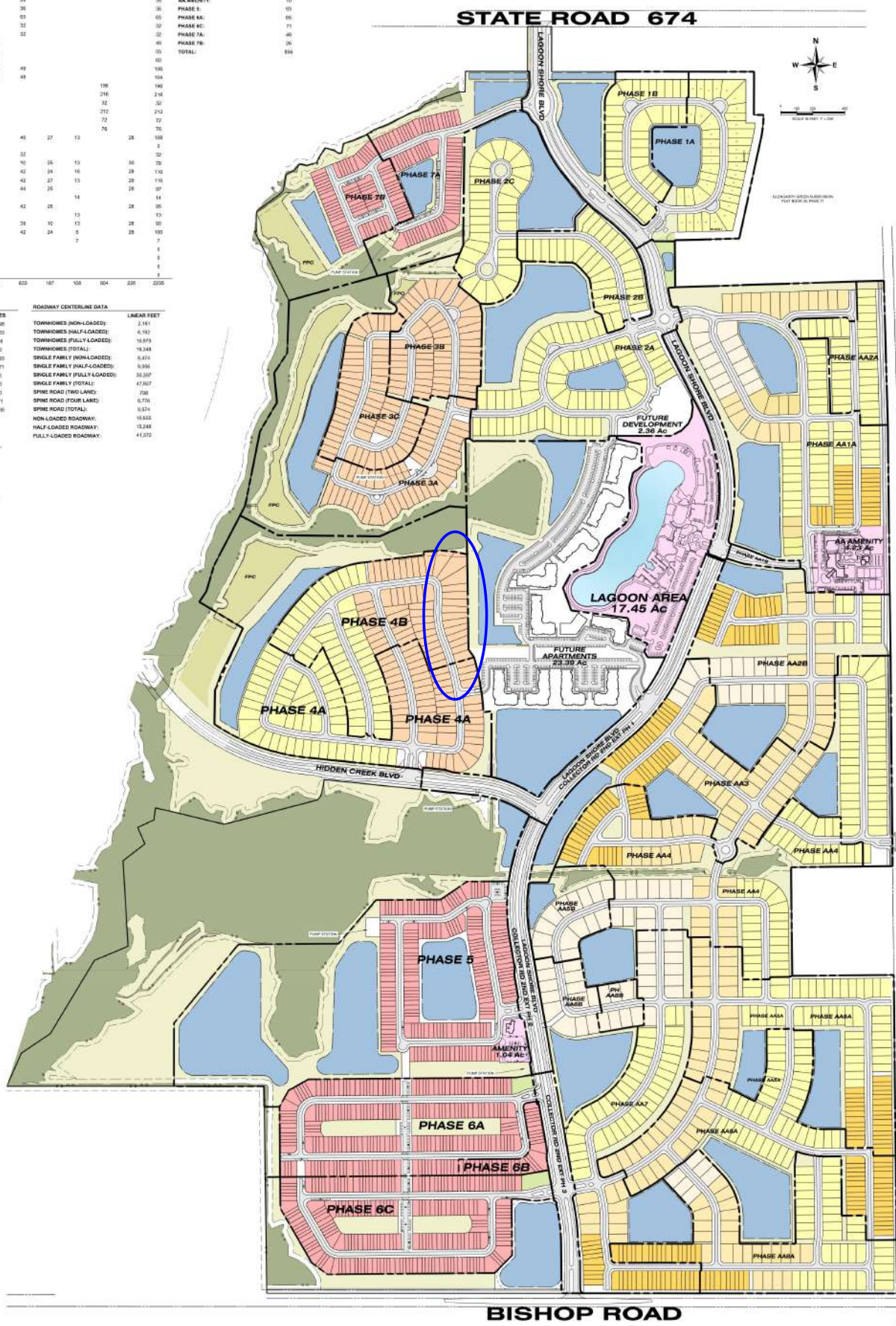


EXHIBIT 10

December 15, 2023

Hidden Creek CDD
Attn: Jesse Dann
5002 Jackel Chase Drive
Wimauma, FL 33598

Re: Hidden Creek

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

PROPOSAL: Technician has reported the following irrigation issues at Hidden Creek (Dog Park Controller).

Clock 2 – Dog Park Clock

Zone 10 – 2 sprays pop up, 2 nozzles.

Zone 12 – 3 drip line breaks.

Zone 16 – 2 tree bubblers.

Zone 26 -5 drip line breaks.

Zone 40 -1 spray pop up, 1 nozzle.

Zone 44 – 2 nozzles.

Zone 50 – 2 nozzles.

Zone 65 – 2 nozzles

Below is a description of the work to be completed and the cost if approved.

SCOPE OF WORK:

Spray Head and Rotor Replacement-

- Excavate the area around the damaged device.
- Expose the connection to the irrigation head.
- Cut the connection loose and prep the line for installation.
- Install a new device using a solvent cement on the joints.
- Backfill the excavation and set the device to grade.
- Turn on the zone to flush out any foreign materials from the spray body.
- Install a nozzle appropriate for the area or plant material.
- Remove all debris from the area and restore the repair site.

Nozzle Replacements-

- Turn on zone to determine area of coverage.
- Remove nozzle from device.
- Install new nozzle to allow full coverage to area.
- Using adjustments tool fine tune adjustment to complete repair
- Remove any debris from the area.
- Restore repair site.



Drip Line Repairs-

- Identify the leak or damage to the drip line.
- Cut each end clean leaving space between emitters.
- Add drip line between the cuts to fit the damaged area.
- Using drip couplings or adapters to make the connections.
- Install drip line staples to secure the line to the ground.
- Cover the drip line with surrounding mulch.
- Turn on the zone to verify repair is complete.
- Remove debris from site.

Bubbler line Repairs-

- Identify the leak or damage to the bubbler line.
- Cut each end clean leaving space between.
- Add kflex and fitting the cuts to fit the damaged area.
- Using the appropriate PVC connections and a solvent weld cement to make the connection.
- Install a new bubbler if needed.
- Allow the cement to cure and turn on the zone to test for leaks.
- Install drip line staples to secure the line to the ground.
- Cover the line with surrounding mulch.
- Turn on the zone to verify repair is complete.
- Remove debris from site.

Total Price- \$548.15

Proposal Accepted

DATE

12-18-23

SIGNATURE

Stephen McDowell Chairman

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

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

IRR-8

EXHIBIT 11



Natural Solutions. Guaranteed Protection.

1899 Porter Lake Drive, #103, Sarasota, FL 34240

1-866-390-7378

info@NaturZone.com



Service Agreement

Location Name:	Hidden Creek CDD			
Covered Address(s):	16820 Lagoon Shore Blvd, Wimauma, FL 33598			
Location Contact:		Phone:	813-565-4663	Email: jennifer@breezehome.com
Billing Company:	Hidden Creek			
Billing Address:	250 International Parkway, Suite 208, Lake Mary, FL 32746			
Billing Contact:	Jennifer Scalerico	Phone:	813-565-4663	Email: jennifer@breezehome.com
Tax Exempt:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>If yes must attach a copy of certificate.</small>		Business Type: Residential <input type="button" value="v"/>	
Scope of Service for Pest Control Services				
Covered Areas:	Dog park behind the mailboxes off of Avid Reef Way			
Covered Pests:	<input checked="" type="checkbox"/> Ants <input type="checkbox"/> Roaches <input type="checkbox"/> Rats <input type="checkbox"/> Spiders <input type="checkbox"/> Silverfish <input type="checkbox"/> Wasps <small>*for active nests less than 10ft</small> <input type="checkbox"/> Other			
Service Details:				
Service Type	Frequency	Service Notes	Qty	Per Service
Top Choice Fire Ant Control <input type="button" value="v"/>	Annually <input type="button" value="v"/>	Treat the covered grounds for fire ant elimination		Included
Select Service Type <input type="button" value="v"/>	Select Frequency <input type="button" value="v"/>			
Select Service Type <input type="button" value="v"/>	Select Frequency <input type="button" value="v"/>			
Select Service Type	Select Frequency			
Select Service Type	Select Frequency			
Select Service Type	Select Frequency			
Routine Service includes treatment of high risk areas including but not limited to:			Dog Park Grounds	
Current Pest Pressures: Ants				
Preventative Rodent Details:				
<input type="checkbox"/> Install new stations on property. Special Instructions:				
<input type="checkbox"/> Retrofit existing stations. Special Instructions:				
<input checked="" type="checkbox"/> No exterior rodent control included.				
Other: Fire Ant elimination guaranteed for one year.				
Service Guarantee: Call-back service for covered pests and areas at no additional charge.				
Compensation		Authorization		
Initial Service Fee	NaturZone Representative:	Eliot Niceswanger	Date:	11/17/2022
\$ 550.00	Authorized Client Signature:		Date:	11-21-22
Annual Fee Thereafter: <input checked="" type="button" value="v"/>	Print Name:	Michael Lawson, Chairman		
\$ 550.00	Return Signed Agreement To:	eliot@naturzone.com		

Internal Use Only

 LS LL - TL NA LB
 IT 60 RT 60 FT

All fees are due at time of service and do not include applicable taxes. NaturZone management reserves the right to require adjustments to this agreement prior to the initial service being completed. The initial term of this service agreement is for one year and automatically renews unless notified by the client or NaturZone Pest Control with a (30) day written notice of cancellation prior to the renewal date. After the first year, NaturZone may make periodic inflationary increases to the price. The client acknowledges that, unless otherwise specified in this agreement, NaturZone retains ownership of all installed equipment, including but not limited to bait stations and insect light traps.

EXHIBIT 12

Estimate

OM-HC-248



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: 23984

Printed 12/15/2023 9:39:24AM

Description: **SOUTHSHORE BAY - Street Name Sign & Post Replacement (Blister Wing & Oval Rum)**

Prepared For: Accounts Payable

ph: (321) 263-0132

Company: HIDDEN CREEK CDD

Estimate Date: 12/15/2023 9:37:57AM

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, .080		2	2	12	48	\$154.50	\$0.00	\$309.00
Color: Blue on White								
Description: Reflective .080" Aluminum. Each street name sign to be made from (2) single sided aluminum panels, mounted back-back for added rigidity.								
Text: x1 Blister Wing Dr. x1 Oval Rum Dr.								
2 Post - powder-coated		1	1	3	162	\$280.65	\$0.00	\$280.65
Color: Black								
Description: 3" x 162" black powder coated aluminum post with black cap & cross for mounting street name signs.								
Text:								
3 Installation		1	1	1	1	\$275.00	\$0.00	\$275.00
Color:								
Description: Installation Time/Materials								
Text:								

Notes:

Line Item Total:	\$864.65
Tax Exempt Amt:	\$864.65
Subtotal:	\$864.65
Taxes:	\$0.00
Total:	\$864.65

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

Received/Accepted By:

 12/15/23

EXHIBIT 13

Date _____

EXHIBIT 14

Central Eagles Construction, Inc.
Po Box 5126
Sun City Center, FL 33571
PH:(813)484-4272

01/01/24
SITE WORK

SSB Windy Grove Drainage
Wimauma, FL 33598

For: HIDDEN Creek
CDD

SCHEDULE "A" SITE WORK					
ITEM No.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	Mobilization	EA	1	1,500.00	800.00
2	Survey-as built existing swale	LS	1	2,500.00	2,500.00
3	Clear existing brush from swale & Haul from site	LS	1	3,500.00	3,500.00
4	Sod-bahia	LS	1	1,500.00	1,500.00
5					
SUB-TOTAL SCHEDULE "A" SITE WORK					\$8,300.00

Notes: Project will commence after approval is received in writing. Work to be completed during normal business hours. If night work is required, bid will be adjusted based on requirements needed to complete this project. Payment terms net 15 days.

Excluded: Surveying(As-builts), Geotechnical testing, Pressure testing, Chlorination, Directional bore, Jack & Bore, final grading after sidewalk is poured, Backflow preventer, Sewer main TV video.


Customer Signature

Chairman

2-2-24
Date

EXHIBIT 15

EMMA® Filing Assistance Software as a Service License Agreement

This EMMA Filing Assistance Software as a Service License Agreement (this "Agreement") is entered into by and between the Hidden Creek Community Development District (the "District") on behalf of itself, its Dissemination Agent and all other Obligated Persons as defined in the District's outstanding Continuing Disclosure Agreements (collectively, the "Licensee"), and Disclosure Technology Services, LLC, a Delaware limited liability company ("DTS" or the "Licensor"). This Agreement shall be effective as of the last day executed below ("Effective Date").

NOW, THEREFORE, for good and adequate consideration, the sufficiency of which is hereby acknowledged, the parties have agreed as follows:

The District is, or may in the future be, a party to one or more Continuing Disclosure Agreements (the "CDAs") in connection with the issuance of bonds or other debt obligations. Pursuant to the CDAs, the District and the other Obligated Persons named therein are, or will be, obligated to file certain Annual Reports, Quarterly Reports and Listed Event filings (as such terms are defined in the CDAs) electronically through the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") system website within the time periods specified in the CDAs.


Subject to the payment of the fees provided for in "Exhibit A: Fee Schedule" attached hereto and the terms and conditions provided for in the "EMMA® Filing Assistance Software End User License Agreement" located at <http://dtsmuni.com/account/agreement>, both of which are hereby incorporated by reference into this Agreement, the Licensor hereby (i) grants to Licensee a non-exclusive, non-transferable, non-sublicenseable, limited license and right to access and use the DTS Portal ("Portal") for the purposes provided for herein. The Portal is configured to provide annual and quarterly notices of reporting deadlines prior to the applicable Annual Filing Date(s) and Quarterly Filing Date(s) set forth in the CDAs (the "Services").

As part of the notices provided by the Portal, links to access to the Portal will be made delivered to the District and other Obligated Persons annually and quarterly, as applicable, via email, which will allow for the District and other Obligated Persons to input the information required for the Annual Reports (excluding the Audited Financial Statements) and the Quarterly Reports under the CDAs, respectively, into a reportable format (collectively, the "Formatted Information"). Notwithstanding this provision or failure to provide such Formatted Information or any Services, the District, and its Dissemination Agent, if any, will remain responsible for filing the Formatted Information with EMMA on or before the deadlines provided for in the CDAs. The Portal shall not include any links for Listed Events as defined in the CDAs and all EMMA reporting obligations shall remain the sole obligations of the District and the Obligated Persons as set forth in the CDAs if and when a Listed Events report needs to be filed.

This Agreement shall commence on the Effective Date and continue for an initial term of one year, and thereafter, shall renew for additional one year terms so long as the District is obligated under any CDAs. Either party may terminate this Agreement upon thirty days prior written notice to the other party hereto. Any fees paid prior to termination shall be considered earned and non-refundable and the Licensor may adjust the fees hereunder upon thirty days prior written notice to Licensee. Upon the termination of this Agreement, Licensee shall immediately discontinue use of the Portal. Licensee's obligations according to the provisions of this Agreement prior to termination shall survive termination of this Agreement.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date below written.

Hidden Creek Community Development District

By: 
Print: Michael Lawson
Title: Chairman
Date: 11-15-23

Disclosure Technology Services, LLC

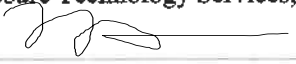
By: 
Print: Michael Klurman
Title: Vice President
Date: 11-15-2023

Exhibit A-Fee Schedule

Annual License Fees:

- | | |
|-------------------------------|---------|
| • One and first bond issuance | \$1,000 |
| • Second bond issuance | \$500 |
| • Subsequent bond issuance | \$250 |

EXHIBIT 16

SERVICES CONTRACT

CUSTOMER NAME: Hidden Creek

SUBMITTED TO: Jesse Dann, LCAM

CONTRACT EFFECTIVE DATE: January 1, 2024, through December 31, 2024

SUBMITTED BY: Jason Jaszczak

SERVICES: Quarterly Fountain Maintenance

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The Annual Contract Price is **\$3,200.00**. SOLitude shall invoice Customer **\$800.00 per quarter (January, April, July and October)** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each quarter, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each quarterly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.

The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective date for subsequent one (1) year terms, with a four percent (4%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.

4. PRICING. The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.

5. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.

6. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

7. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

8. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

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9. **GOVERNING LAW.** This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

10. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

11. **NOTICE.** Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

12. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

13. **FUEL/TRANSPORTATION SURCHARGE.** Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under

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these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

15. **NONPERFORMANCE.** In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

16. **E-Verify.** Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC. ,

Hidden Creek (DD)

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: Michael Lannon

Title: _____

Title: Chairman

Date: _____

Date: 2-2-24

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

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Please Mail All Contracts to:

***2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453***

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SCHEDULE A - SERVICES

Fountain Locations: One at the Grand Entrance, One on Jackel Chase and Two on Trite Bend

Fountain Maintenance Service:

1. Company will service each of the fountains **four (4) times per year** on a once per quarter basis as follows:
 - Perform Amp test on the motor to verify appropriate amp load.
 - Check incoming and outgoing Voltage.
 - Test Motor GFCI Protection Breaker.
 - Test Contactor (starter).
 - Test motor overload protection to make sure it is set and functioning properly.
 - Check fuses.
 - Make sure all wires, breakers, and other electronic parts are securely attached
 - Check timer and set as needed.
 - Test Lighting GFCI breaker in the control panel to make sure it is operating properly.
 - Check lighting timer and set as needed.
2. If the fountain or lights are not visibly operating properly, or malfunctioning in any way as determined by the diagnostic checks specified above, the Company will further perform the following:
 - Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
 - Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.
 - Inspect propeller or impeller (*depending on what type unit*) and diffuser plate (*if present*) to make sure they are tightly attached and not bent or damaged in any way.
 - Clean fountain's debris screen nozzle, shaft, and pump chamber ensure proper water flow.
 - Clean all lighting lens covers.
 - Check each light and replace lamps that have burnt out.
 - Replace any seals on light housing which are leaking.

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3. All replacement parts required for proper maintenance of the fountains and the additional labor required to replace these parts as needed will be billed as an additional charge.
4. All lights, seals, other replacement parts, and labor required for light replacements will be billed as an additional charge.
5. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the Customer.
6. Any significant problems or malfunctions that are discovered during the maintenance service that are not able to be repaired during that service, which are no longer under warranty, and that will require significant additional labor and/or parts, will be written up and submitted to the Customer for his / her approval prior to proceeding with the work.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.

General Qualifications:

1. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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EXHIBIT 17

STRALEY ROBIN VERICKER

Attorneys At Law

1510 West Cleveland Street
Tampa, Florida 33606
Tel: (813) 223-9400

Writer's Direct Dial: (813) 901-4944
Writer's E-mail: mbroadus@srvlegal.com
Website: www.srvlegal.com

January 2, 2024

***Via U.S. Mail and Certified Mail
Return Receipt Requested***

Dunkin'
5113 FL-674
Suite 18
Wimauma, FL 33598

Re: Hidden Creek Community Development District
Notice of Unauthorized Signage on District Property

To Whom It May Concern:

This law firm represents the Hidden Creek Community Development District (the "**District**"). It has come to our attention that your restaurant has placed "Drive Thru" signage (the "**Dunkin' Signage**") on District property. The area where the signage was placed is located within Tract C, which is adjacent to the Westside of the property in which your restaurant lies and East of Lagoon Shore Blvd. (the "**Affected Land Area**"). The Affected Land Area must remain in an undisturbed condition. The unauthorized placement of any signage is strictly prohibited. Copies of a photograph of the Dunkin' Signage, District/Dunkin' Boundary Aerial Map (which has the District's property lines outlined in red) and Forest Brooke Phase 1A Plat Book 130, Pages 11-17 are enclosed.

The District demands that the Dunkin' Signage be removed immediately. Additionally, the District demands that you cease and desist any further placement of signage or any other unauthorized use of the Affected Land Area upon receipt of this letter. The District is conducting an investigation into the unauthorized Dunkin' Signage and is determining the costs of restoring the Affected Land Area to its original condition. Your restaurant will be responsible for any restoration costs as a result of the unauthorized signage and destruction of District property.

We trust you appreciate the importance of this matter. This matter will be discussed at the upcoming February 12, 2024, Board Meeting. We invite you to be present for said discussion. The Board Meeting begins at 6:00 p.m. and will be held at the Hilton Garden Inn located at 4328 Garden Vista Dr., Riverview, FL 33578.

Please govern yourselves accordingly.

Best Wishes,

A handwritten signature in blue ink, appearing to read 'MLB', with a long horizontal flourish extending to the right.

Michael L. Broadus, Esq.

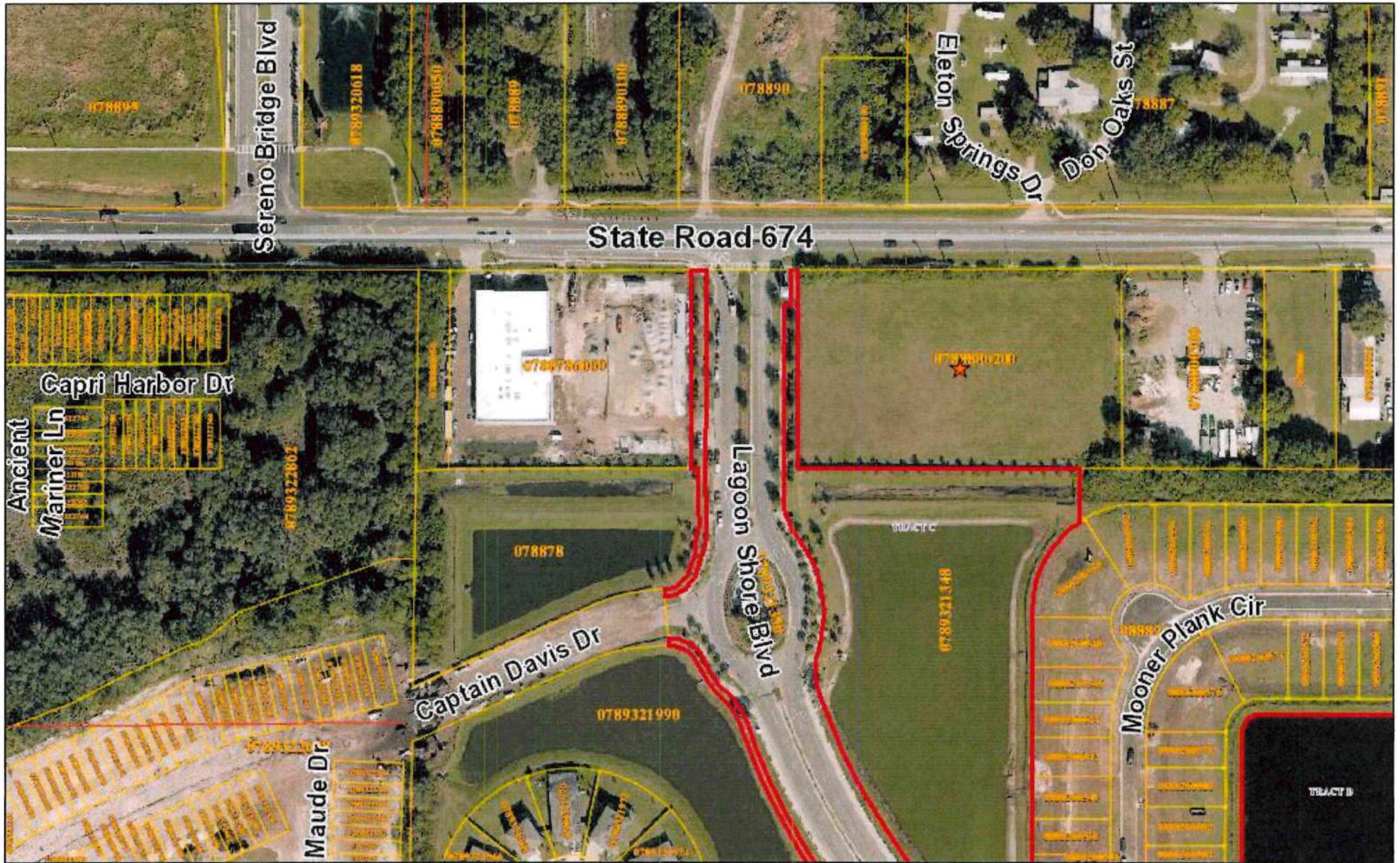
MLB/blw

Enclosures

cc: Mike Lawson, Chair of the District Board of Supervisors (via email)
Heather Dilley, District Manager (via email)
John Vericker, District Counsel (via email)
Tonya Stewart, District Engineer (via email)



Hidden Creek CDD/Dunkin Donut Boundary



January 2, 2024



Bob Henriquez, CFA

Hillsborough County Property Appraiser
This map is for assessment purposes only.
It is not a survey.

2021 Aerials

FOREST BROOKE PHASE 1AA SUBDIVISION LYING WITHIN SECTION 8, TOWNSHIP 32 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDAPLAT BOOK 130 PAGE 11**DESCRIPTION:**

SEE SHEET 2 OF 7

PLAT NOTES:

- 1) BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM HARNES DATUM (2007 ADJUSTMENT), BEING THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 874, HAVING A BEARING OF S 0° 54'20" E
- 2) SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- 3) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM. THE BASIS OF GRID BEARINGS IS THE LENGEMANN L-NET GPS NETWORK NORTH AMERICAN DATUM OF 1983 (NATIONAL SPATIAL REFERENCE SYSTEM 2007 ADJUSTMENT), AND VERIFIED THROUGH NATIONAL GEODETIC SURVEY HORIZONTAL CONTROL STATION "JENNIFER 2." THE COORDINATES ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY.
- 5) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- 6) DRAINAGE EASEMENTS SHALL NOT CONTAIN ANY PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OR STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.
- 7) THIS PRIVATE SUBDIVISION CONTAINS RIGHTS-OF-WAY, DRAINAGE EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.
- 8) THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO HILLSBOROUGH COUNTY, FLORIDA, LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-445, AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION A 30-FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE LAND DEVELOPMENT CODE.
- 9) REAR YARD SWALES ALONG THE BACK PROPERTY LINES OF LOTS 37 THROUGH 42 (BLOCK 1) SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS ACCORDING TO THE APPROVED LOT GRADING PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
- 10) THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS AND/OR ENCUMBRANCES.

- A) NOTICE OF ESTABLISHMENT OF THE FOREST BROOKE COMMUNITY DEVELOPMENT DISTRICT PER OFFICIAL RECORDS BOOK 17279, PAGE 1290.
- B) NOTICE OF ESTABLISHMENT OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT PER OFFICIAL RECORDS BOOK 22167, PAGE 1335, AS AMENDED AND NOTICE OF MERGER PER OFFICIAL RECORDS BOOK 22766, PAGE 543, WHICH MERGES WITH THE WESTLAKE VILLAGE COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED PER OFFICIAL RECORDS BOOK 16551, PAGE 1395, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

[Signature]
CLERK

CLERK OF CIRCUIT COURT
COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM OF CHAPTER 177, PART 1 OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK 130, PAGE 11, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PAT FRANK
CLERK OF CIRCUIT COURT

[Signature]
DEPUTY CLERK

THIS 13th DAY OF July 2017 THE 2:33pmCLERK FILE NUMBER 2017255214**DEDICATION:**

THE UNDERSIGNED, AS OWNER OF THE LANDS PLATTED HEREIN DOES HEREBY DEDICATE THIS PLAT OF FOREST BROOKE PHASE 1A FOR RECORD. FURTHER, THE OWNER DOES HEREBY DEDICATE TO PUBLIC USE ALL EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC." THE UNDERSIGNED FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- 1) THE PRIVATE ROADS AND PRIVATE RIGHTS-OF-WAY SHOWN HEREON AS TRACT C ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND ARE HEREBY RESERVED BY OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION, AS ACCESS FOR INGRESS AND EGRESS OF LOT OWNERS AND THEIR GUESTS AND INVITEES. SAID RIGHT OF ACCESS FOR INGRESS AND EGRESS WILL EXTEND TO LOT OWNERS WITHIN ALL PHASES AND UNITS, BOTH EXISTING AND FUTURE, OF THIS DEVELOPMENT.
- 2) THE OWNER HEREBY GRANTS TO HILLSBOROUGH COUNTY GOVERNMENT AND PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE/PLANTATION, AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADS AND PRIVATE RIGHTS-OF-WAY WITHIN TRACT C AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES.
- 3) THE OWNER HEREBY GRANTS TO PROVIDERS OF TELEPHONE, ELECTRIC, CABLE TELEVISION AND CABLE DATA, WATER AND SEWER, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS AND A NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS AND UNDER THE PRIVATE ROADS AND PRIVATE RIGHTS-OF-WAY WITHIN TRACT C AND THE AREAS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES, FOR THE BENEFIT OF THE LOT OWNERS HEREIN.
- 4) FEE INTEREST IN TRACTS A, B, C, D, E, AND F ARE HEREBY RESERVED BY OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID TRACTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.
- 5) PRIVATE DRAINAGE EASEMENTS AND PRIVATE UTILITY EASEMENTS ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.
- 6) SAID TRACTS A, B, C, D, E, F, G, AND ALL PRIVATE EASEMENTS ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND TRACTS DEDICATED TO PUBLIC USE AS SHOWN ON THIS PLAT.
- 7) THE MAINTENANCE OF OWNER-RESERVED TRACTS AND AREAS AND PRIVATE EASEMENTS RESERVED BY THE OWNER WILL BE THE RESPONSIBILITY OF THE OWNER, ITS ASSIGNS AND ITS SUCCESSORS IN TITLE.
- 8) OWNER DOES FURTHER DEDICATE TO THE PUBLIC IN GENERAL, AND TO HILLSBOROUGH COUNTY ALL OF THE UTILITY EASEMENTS DESIGNATED AS PUBLIC SHOWN HEREON FOR UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THEREOF.
- 9) OWNER FURTHER RESERVES AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE 20.00 FOOT PRIVATE DRAINAGE EASEMENT LOCATED WITHIN TRACT F FOR ACCESS TO AND FROM TRACT B.

OWNER: DUNE FL LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: *[Signature]* JOHN M. RYAN, MANAGER

WITNESS

[Signature]
Print Name

[Signature]
WITNESS

[Signature]
Print Name

**ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th DAY OF June, 2017, BY JOHN M. RYAN AS MANAGER OF DUNE FL LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Notary Public:

Sign: *[Signature]*Print: *[Signature]*Title: *[Signature]*Serial Number, if any: N/ACommission Expires: 12/31/2020Commission No.: 66034104**SURVEYOR'S CERTIFICATE**

I, ARON J. MURPHY, THE UNDERSIGNED PROFESSIONAL SURVEYOR & MAPPER, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; AND THAT PERMANENT REFERENCE MONUMENTS (PRM) WERE SET ON THE 25TH DAY OF MAY, 2017, AS SHOWN HEREON, AND THAT PERMANENT CONTROL POINTS (PCP) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

[Signature]
Aaron J. Murphy, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER #5768
HAMILTON ENGINEERING AND SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB 87013
3409 W. LEMON STREET
TAMPA, FLORIDA 33609

6/14/17
Date

PREPARED BY:

HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET
TAMPA, FLORIDA 33609

LB#7013

TEL (813) 250-3535
FAX (813) 250-3636

FOREST BROOKE PHASE 1A

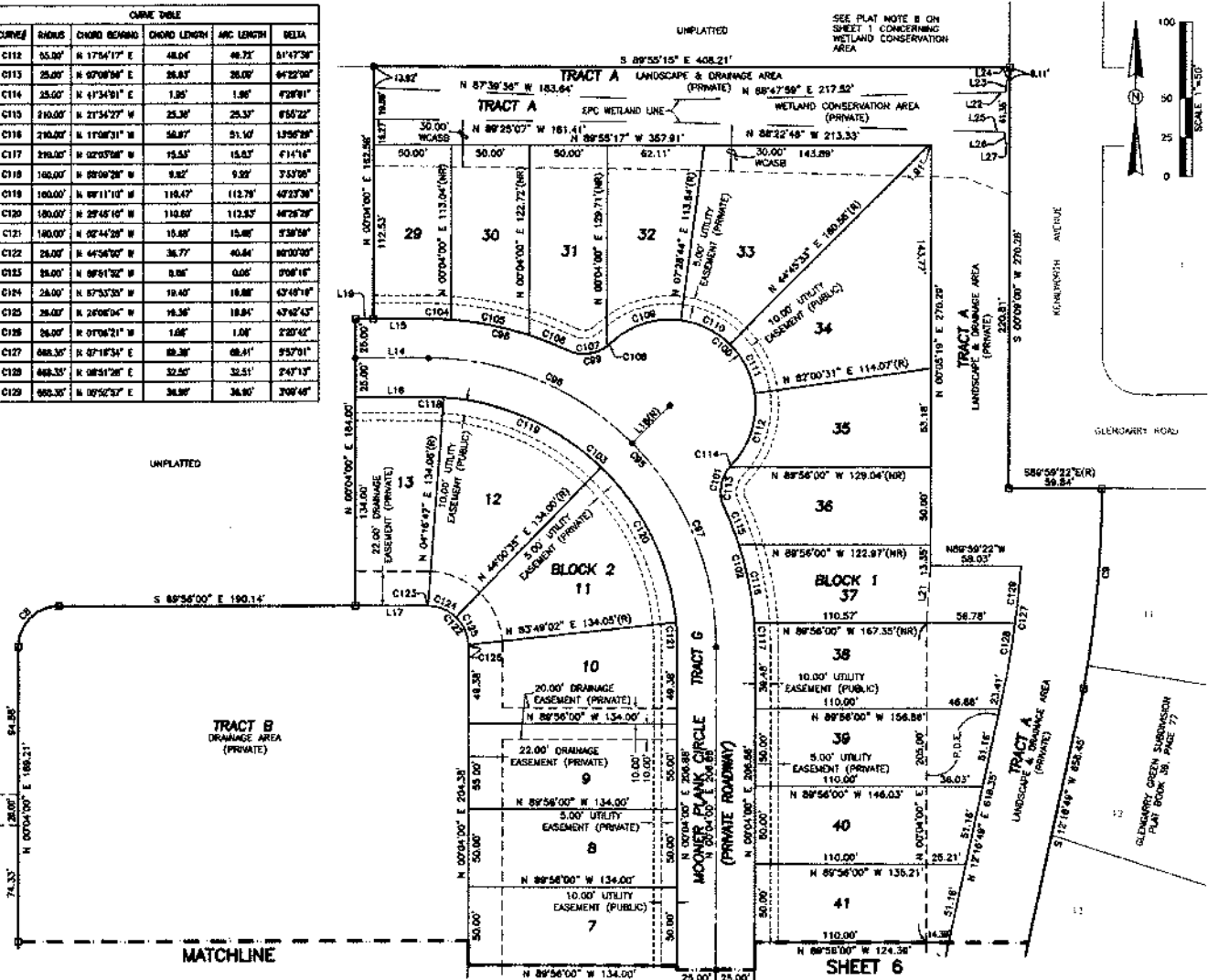
A SUBDIVISION LYING WITHIN SECTION 8, TOWNSHIP 32 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 130 PAGE 17

CURVE	PIRMS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C08	25.00'	N 40°04'00" E	38.77'	40.84'	90°00'00"
C09	216.20'	N 05°10'00" W	128.12'	128.28'	101°16'45"
C06	185.00'	N 44°50'00" W	261.83'	280.80'	90°00'00"
C05	185.00'	N 47°25'00" W	191.58'	145.30'	49°00'00"
C07	145.00'	N 22°25'00" W	141.89'	145.20'	65°00'00"
C10	210.00'	N 77°22'56" W	91.27'	92.00'	29°08'08"
C04	25.00'	N 80°45'03" E	28.28'	30.04'	89°50'18"
C03	55.00'	N 44°50'00" W	108.87'	170.28'	177°38'04"
C101	25.00'	N 08°23'57" E	28.28'	30.04'	89°50'18"
C102	210.00'	N 12°09'04" W	91.27'	92.00'	29°08'08"
C103	185.00'	N 44°50'00" W	261.83'	280.80'	90°00'00"
C104	210.00'	N 57°55'17" W	14.88'	14.88'	4°00'28"
C105	210.00'	N 78°57'39" W	50.83'	51.04'	17°50'49"
C106	210.00'	N 68°24'48" W	58.24'	28.28'	7°08'53"
C107	25.00'	N 64°12'39" E	26.72'	27.02'	61°54'58"
C108	25.00'	N 48°47'34" E	3.02'	3.02'	8°50'12"
C109	85.00'	N 71°54'21" E	47.48'	46.10'	51°08'46"
C110	55.00'	N 53°52'51" W	38.16'	35.79'	37°16'48"
C111	55.00'	N 68°36'56" W	35.13'	38.76'	37°14'58"

LINE#	DIRECTION	LENGTH	LINE#	DIRECTION	LENGTH
L14	N 88°54'00" W	46.86'	L22	N 83°29'12" E	4.83'
L15	N 89°58'00" W	35.32'	L23	N 89°12'36" E	7.61'
L16	N 89°58'00" W	46.86'	L24	N 87°54'24" E	1.86'
L17	N 89°58'00" W	46.86'	L25	N 86°23'21" W	10.03'
L18	N 49°04'00" E	34.28'	L26	N 89°26'25" W	7.14'
L19	S 89°58'00" E	11.53'	L27	N 89°22'11" W	2.83'
L21	N 03°58'22" E	38.73'			

CURVE	PIRMS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C112	55.00'	N 17°54'17" E	48.04'	46.72'	51°47'38"
C113	25.00'	N 97°08'59" E	26.83'	26.00'	84°22'08"
C114	25.00'	N 41°34'01" E	1.85'	1.85'	4°28'01"
C115	210.00'	N 21°34'27" W	25.38'	25.37'	8°50'22"
C116	210.00'	N 11°08'31" W	58.87'	51.50'	12°58'28"
C117	210.00'	N 02°03'08" W	75.53'	15.53'	4°14'16"
C118	185.00'	N 88°08'28" W	9.82'	9.92'	3°53'08"
C119	185.00'	N 88°11'10" W	118.47'	112.78'	48°23'38"
C120	185.00'	N 28°48'15" W	110.60'	112.53'	48°28'28"
C121	185.00'	N 82°44'28" W	15.88'	15.88'	5°38'58"
C122	25.00'	N 44°54'00" W	36.77'	40.84'	88°30'00"
C123	25.00'	N 89°51'30" W	8.86'	0.05'	9°08'18"
C124	25.00'	N 57°33'33" W	19.40'	19.88'	43°48'18"
C125	25.00'	N 24°08'04" W	16.36'	18.84'	43°48'43"
C126	25.00'	N 01°06'21" W	1.88'	0.05'	2°20'42"
C127	688.35'	N 87°18'54" E	88.38'	88.81'	9°57'01"
C128	688.35'	N 08°51'28" E	32.55'	32.51'	2°47'13"
C129	688.35'	N 08°52'25" E	38.98'	38.80'	3°08'48"



PREPARED BY:

HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W LEMON STREET
TAMPA, FLORIDA 33609



LB#7013

TEL (813) 250-3535
FAX (813) 250-3636

TRACT TABULATION

- TRACT A - LANDSCAPE AREA (PRIVATE), PARK AREA (PRIVATE),
DRAINAGE EASEMENT (PRIVATE), UTILITY EASEMENT
(PRIVATE), WETLAND CONSERVATION AREA (PRIVATE), AND
UTILITY EASEMENT (PUBLIC)
- TRACT B - DRAINAGE AREA (PRIVATE)
- TRACT C - COMMON AREA (PRIVATE), DRAINAGE AREA (PRIVATE),
LANDSCAPE EASEMENT (PRIVATE), UTILITY EASEMENT
(PRIVATE), AND UTILITY EASEMENT (PUBLIC)
- TRACT D - COMMON AREA (PRIVATE), LANDSCAPE EASEMENT
(PRIVATE), UTILITY EASEMENT (PRIVATE), AND UTILITY
EASEMENT (PUBLIC)
- TRACT E - COMMON AREA (PRIVATE), AND UTILITY EASEMENT
(PUBLIC)
- TRACT F - PARK AREA (PRIVATE), AND DRAINAGE & ACCESS
EASEMENT (PRIVATE)
- TRACT G - PRIVATE ROADWAY AND UTILITY EASEMENT (PUBLIC)

LEGEND

- = (PRM) PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT #LB7013, UNLESS
OTHERWISE NOTED.
- = SET FROM 1/2" CHIPPED IRON ROD #LB7013
- = (PCP) PERMANENT CONTROL POINT #LB7013
- (R) = RADIAL LINE
- (NR) = NON-RADIAL LINE
- ID = IDENTIFICATION
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- EPC = ENVIRONMENTAL PROTECTION COMMISSION
- WCASB = WETLAND CONSERVATION AREA SETBACK

SHEET 7 OF 7

EXHIBIT 18

Southshore Bay

Christian Cruz

Complete

Score	33 / 34 (97.06%)	Flagged items	1	Actions	1
-------	------------------	---------------	---	---------	---

Conducted on

Jan 17, 2024 12:58 PM EST

Community

Southshore Bay

Prepared by

Christian Cruz

Location

16621 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.711647203280677,
-82.32606574271009)

Ponds

20 / 20 (100%)

Ponds 1

4 / 4 (100%)

Ponds

Good



Photo 1



Photo 2

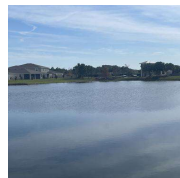


Photo 3

Pond Location

Exit pond

Ponds 2

4 / 4 (100%)

Ponds

Good



Photo 4



Photo 5

Pond Location

Near the Medical center pond

Ponds 3

4 / 4 (100%)

Ponds

Good



Photo 6



Photo 7

Pond Location

Dr horton pond

Ponds 4

4 / 4 (100%)

Ponds

Good



Photo 8



Photo 9



Photo 10

Pond Location

Right entrance pond

Ponds 5

4 / 4 (100%)

Ponds

Good



Photo 11

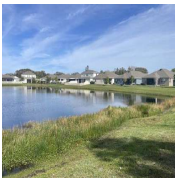


Photo 12

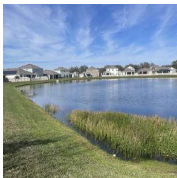


Photo 13

Pond Location

Mooner plank pond

Landscaping

2 / 2 (100%)

Landscaping 1

1 / 1 (100%)

Landscaping

Compliant



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

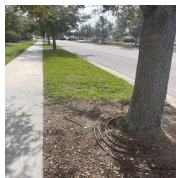


Photo 19



Photo 20



Photo 21



Photo 22



Photo 23

Landscaping Location

Throughout



Photo 24



Photo 25



Photo 26



Photo 27

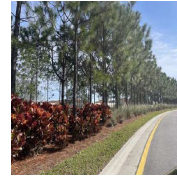


Photo 28



Photo 29



Photo 30



Photo 31



Photo 32

Landscaping 2

1 / 1 (100%)

Landscaping

Compliant



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41

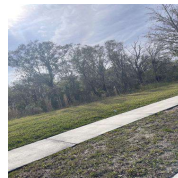


Photo 42



Photo 43

Landscaping Location

Throughout

Mailbox

Compliant

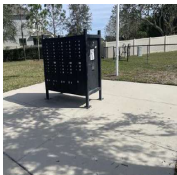


Photo 44



Photo 45

Mailbox Location

Avoid reef mailboxes

Streetlights

Compliant



Photo 46

Streetlights Location

Throughout

Entrance Monuments

Compliant



Photo 47



Photo 48

Entrance Monuments Location

Main entrance

Gates

Non-Compliant



Photo 49

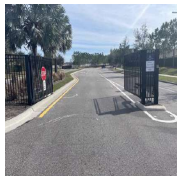


Photo 50



Photo 51



Photo 52



Photo 53

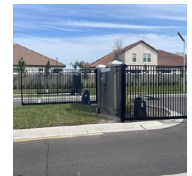


Photo 54



Photo 55

To do | Assignee: Christian Cruz | Priority: Low | Due: Jan 24, 2024 2:20 PM EST | Created by: Christian Cruz

Gate repair

Check on the status of the motor that has been ordered for the front gate

Gates Location

All gates

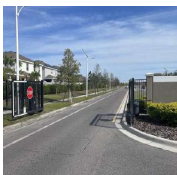


Photo 56



Photo 57

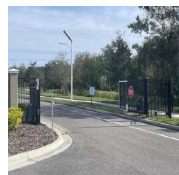


Photo 58

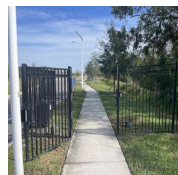


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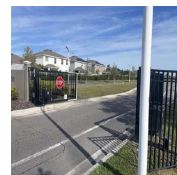


Photo 60

Sidewalks

Compliant



Photo 61



Photo 62

Sidewalks Location

Near medical center



Photo 63

Roads

Compliant

Roads Location

Throughout

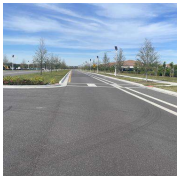


Photo 64



Photo 65

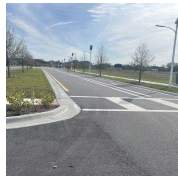


Photo 66

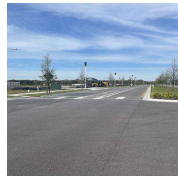


Photo 67

Fence

Compliant



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73

Fence Location

Perimeter fence

Guard House

Compliant



Photo 74



Photo 75



Photo 76



Photo 77

Guard House Location

Gate house entrance

Bridge

Compliant



Photo 78



Photo 79



Photo 80

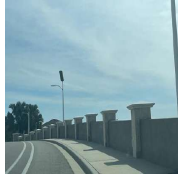


Photo 81

Bridge Location

Entrance bridge

Ditch

Compliant



Photo 82



Photo 83



Photo 84



Photo 85

Ditch Location

DR hortons ditches

Monument Fountain

Compliant



Photo 86



Photo 87



Photo 88



Photo 89

Monument Fountain

Grand entrance

Amenities

1 / 1 (100%)

Amenities 1

1 / 1 (100%)

Dog Park

Compliant



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95

Inspection Analysis from QA/QC Director

Sign Off

Christian Cruz
Jan 17, 2024 2:21 PM EST

Flagged items & Actions

1 flagged, 1 action

Flagged items

1 flagged, 1 action

Page 1: Initial questions

Gates

Non-Compliant



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

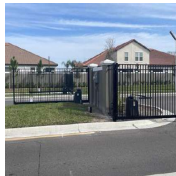


Photo 54



Photo 55

To do | Assignee: Christian Cruz | Priority: Low | Due: Jan 24, 2024 2:20 PM EST | Created by: Christian Cruz

Gate repair

Check on the status of the motor that has been ordered for the front gate

Other actions

0 actions

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59

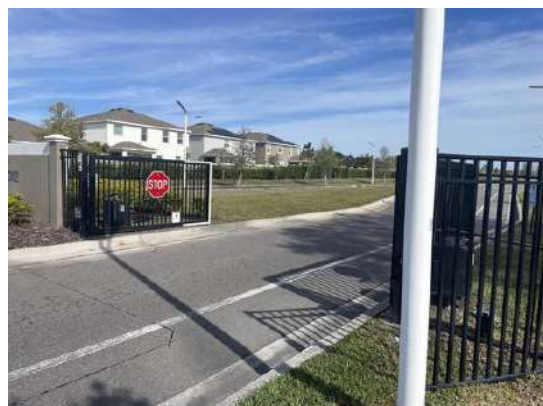


Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95

EXHIBIT 19

Service Report



Work Order

Work Order Number
00480806
Created Date
1/10/2024

Account
Hidden Creek CDD
Contact
Jennifer Scalercio
Address
5111 FI-674
Wimauma, FL 33598

Work Details

Specialist Comments to Customer
Sites 21 and 24 had the most amount of algae present but was treated aggressively. Some wildside grasses were observed too on site 24 that were treated. Tried to call contact but had no answer. Will try again this afternoon.

Have a great day!

Prepared By
Mitchell Hartwig

Specialist State
License Number

Work Order Assets

Asset	Status	Product Work Type
Hidden Creek Cdd-Lake-ALL	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Hidden Creek Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	Collected some trash at sites visit today.
Hidden Creek Cdd-Lake-ALL	LITTORAL SHELF	N/A during this visit
Hidden Creek Cdd-Lake-ALL	DYE APPLICATION	N/A at this time
Hidden Creek Cdd-Lake-ALL	SHORELINE WEED CONTROL	Treated at all sites visited. Spot sprayed several areas
Hidden Creek Cdd-Lake-ALL	LAKE WEED CONTROL	Treated at sites 18-21
Hidden Creek Cdd-Lake-ALL	ALGAE CONTROL	Treated at sites 18-25.
Hidden Creek Cdd-Lake-ALL	INSPECTION	
Hidden Creek Cdd-Lake-ALL		Treated sites 18-25 today.

EXHIBIT 20



NaturZone Pest Control
1899 Porter Lake Dr, Unit 103
Sarasota, FL 34240-7897
941-378-3334

Service Inspection Report

INVOICE #: A628758

WORK DATE: 01/22/2024

BILL-TO 107562

Hidden Creek CDD
250 International Pkwy
Ste 208
Lake Mary, FL 32746-5030

Phone: 813-565-4663

LOCATION 107562

Hidden Creek CDD & Guard House
16820 Lagoon Shore Blvd
Wimauma, FL 33598

Phone: 813-565-4663

Time In: 1/22/2024 12:38:56 PM

Time Out: 1/22/2024 12:58:12 PM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Jen Valentine

License #:

Purchase Order	Terms	Service Description	Quantity
None	NET 30	Monthly Pest Control Service: Guard House-16686 Lagoon Shore Blvd	1.00

GENERAL COMMENTS / INSTRUCTIONS

Monthly Pest Control Service: Guard House
-Covered Address: 16686 Lagoon Shore Blvd
-Inspect/Treat Perimeter for Ants and Roaches
-Web Sweep Entrances and Exterior to 10' for Spider Webs and Wasp Nests
-Inspect/Treat Interior for Ants/Roaches/Silverfish

Exterior areas inspected and treated. No issues reported on the inside. Spiderwebs removed from entryways and eaves with webster broom. Alpine wsg applied crack and crevice to doorways and windows. Maxforce granular bait applied to perimeter for ants. Thank you for being a NaturZone customer!

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Alpine WSG		499-561	40.0000%	0.3000	Dinotefuran	0.2000 Gallon	0.0600 Grams
Areas Applied: Exterior							
Target Pests: (None)							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
MaxForce Complete Granular Insect Bait		432-1255	1.0000%	n/a	Hydramethylnon	6.0000 Ounce	
Areas Applied: Exterior							
Target Pests: (None)							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

AREA COMMENTS

None Noted.



NaturZone Pest Control
1899 Porter Lake Dr, Unit 103
Sarasota, FL 34240-7897
941-378-3334

Service Inspection Report

INVOICE #: A628758

WORK DATE: 01/22/2024

INSPECTION DETAIL

Area	Time	Type	Status	Pest Findings
Exterior	12:56:32 PM	Area	No Activity	

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Alpine WSG	40.0000%	0.2000 Gallon	1 gallon hand pump sprayer		12:56:45 PM
499-561	0.30000000	0.0600 Grams	Crack and Crevice application (Ex: Baseboards)		
Areas Applied: Exterior					
MaxForce Complete Granular Insect Bait	1.0000%	6.0000 Ounce			12:56:55 PM
432-1255	n/a				
Areas Applied: Exterior					

EXHIBIT 21



Let The Sunshine In: Everything you need to know about Form 6

Florida League of Cities
August 11, 2023

Kerrie Stillman
Executive Director
State of Florida Commission on Ethics

Steven Zuilkowski
Deputy Executive Director & General Counsel
State of Florida Commission on Ethics

Today's Agenda

1

Introduction

About the Florida Commission on Ethics.

2

SB 774 & E-filing

How did we get here and what to expect.

3

Form 1 vs. Form 6

Comparing the forms and disclosing on a Form 6.

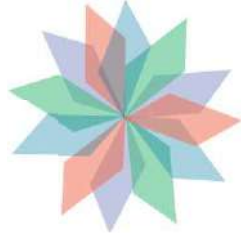
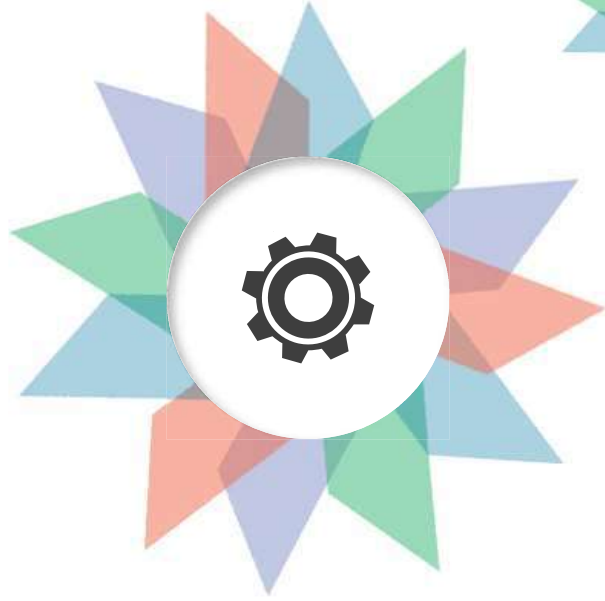
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Questions

We have answers!

Introduction

About the Florida Commission on Ethics



About the Commission on Ethics

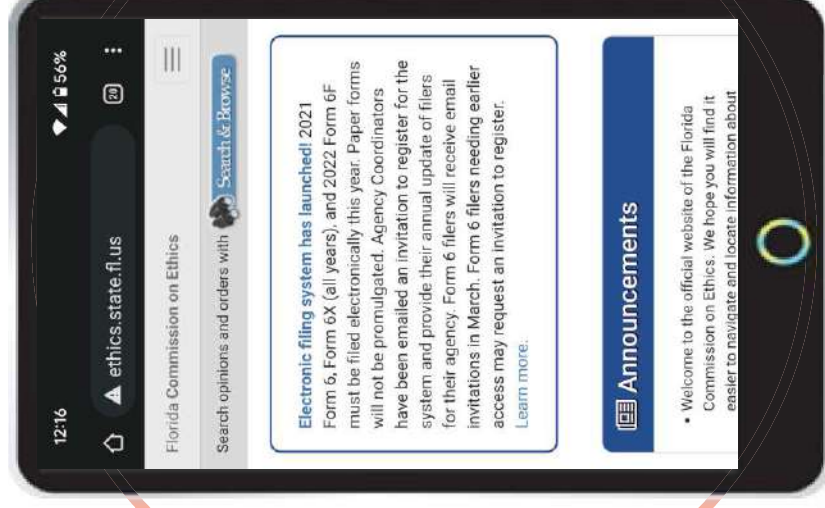
...



-
- There are nine seats on the Commission
 - Appointments by the Governor (5), Senate President (2), and Speaker of the House (2)
 - Appointments are split between the two political parties
 - The Commission is charged with administering:
 - The Sunshine Amendment (Article II, Section 8, Florida Constitution)
 - The Code of Ethics for Public Officers and Employees (Part III of Chapter 112, Florida Statutes)

About the Commission's Website

<http://ethics.state.fl.us>



Search for Formal Opinions

Keyword search to perform research.

Download Forms

All forms and instructions available to download and print.

Ethics Training

View videos on various ethics topics.

View Form 6 Submissions

Search and view all Form 6 filings by public officers and candidates.

Commission Meeting Materials

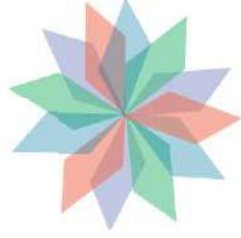
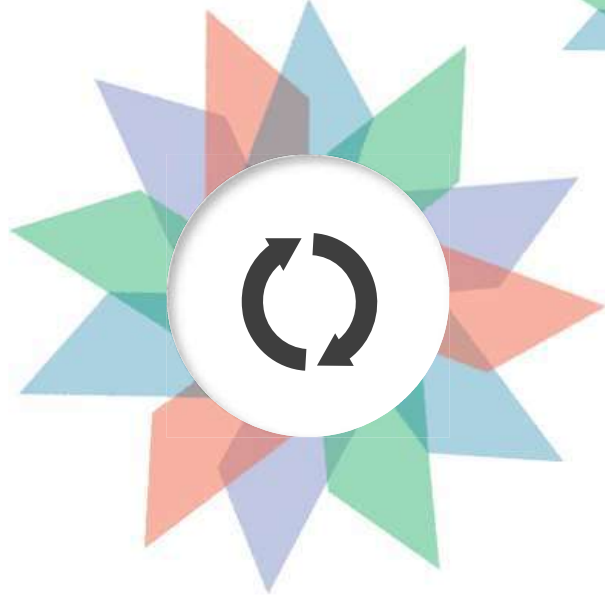
View agenda and meeting materials.

Complaint Process Info

Review information about filing a complaint.

SB 774 & E-filing

How did we get here and what to expect.



How did we get here?



-
- Commission legislative recommendations since 2015.
 - Various bills over the years have contained some version of municipal officials filing Form 6.
 - SB 774 passed in the 2023 session requiring Mayors and Elected members of the governing body of a municipality to file the Form 6.
 - Members of the Florida Commission on Ethics will also file Form 6 beginning in 2024.

E-Filing for CE Form 6

Screenshots of the E-Filing System



-
- Beginning January 1, 2024, access EFDMS
 - Helpful tools for filers in EFDMS
 - Dashboard, Instructions, FAQ's
 - 4 Ways to complete the electronic form
 - Fill-in, CPA/Attorney, Excel/CSV import, PDF



Electronic Financial Disclosure Management System



Login

Please tell us what type of user you are:



I am a Form 6 Filer

Do you currently hold a public position that requires you to file financial disclosure? If yes, [click here](#).



How to Video



I am a Candidate

Are you a non-incumbent candidate who is attempting to qualify for office, but do not currently hold a public position that requires financial disclosure? If yes, [click here](#).



How to Video



I am an Organization Coordinator



I am a CPA or Attorney who is assisting a filer



I am a Form 1 Filer

In 2022, Form 1 Statement of Financial Interest will still be filed on paper. [Click here](#) to download a Form 1 and Instructions.

If you are a Form 1 filer but are qualifying to run for an office with a Form 6 filing requirement, call (850) 488-7604 to request access to the e-filing system.

Electronic filing for Form 1 will launch January 1, 2023.

Public Search

Frequently Asked Questions

SCROLL
DOWN

Login

Please tell us what type of user you are:

**I am a Form 1 Filer**
Do you currently hold a public position that requires you to file a financial disclosure? If yes, click here.
[How to Video](#)

**I am a Candidate**
Are you a non-incumbent candidate who is attempting to qualify for office, but do not currently hold a public position that requires financial disclosure? If yes, click here.
[How to Video](#)

**I am an Organization Coordinator**

**I am a CPA or Attorney who is assisting a filer**

I am a Form 1 Filer


In 2022, Form 1 Statement of Financial Interest will still be filed on paper. Click [here](#) to download a Form 1 and Instructions. If you are a Form 1 filer but are qualifying to run for an office with a Form 6 filing requirement, call (888) 488-7864 to request access to the e-filing system.

Electronic filing for Form 1 will launch January 1, 2023.

Public Search

 Search for Financial Disclosure Filers

Frequently Asked Questions

 [View Frequently Asked Questions](#)

Instructions

- [Form 6 - Full and Public Disclosure of Financial Interests - Instructions](#)
- [Form 6X - Amendment to Full and Public Disclosure of Financial Interests - Instructions](#)
- [Form 6F - Final Full and Public Disclosure of Financial Interests - Instructions](#)

Announcements

- WELCOME to the new Electronic Financial Disclosure Management System (EFDMS)! Pursuant to statute, beginning January 1, 2022, **ALL FULL AND PUBLIC DISCLOSURE OFFINANCIAL INTERESTS (Form 6, Form 6X, and Form 6F) must be filed utilizing this system. The Commission will promulgate paper forms when the Governor signs HB 5003. Upon his signature, access to the electronic filing system will be paused until January 1, 2023.**
- Instructions, FAQs, and tutorials are available from the dashboard within EFDMS. Additional assistance can be obtained Monday-Friday from 8:00 a.m. until 5:00 p.m. by contacting the Commission.



Filer Dashboard

Filing and Forms

If you are looking for a form that is not currently shown, whether to satisfy your filing requirement or to qualify as a candidate, visit the [Forms and Filing Information](#) page to access all available forms.

File Form

[2021 Full and Public Disclosure of Financial Interests \(Form 6\)](#)
[Instructions](#) - [Opinions](#)

In Progress

[View Previous Filing](#)

Messages

No Messages

Organizations



Commission On Ethics (Year 2022)



Kimberly R. Holmes
disclosure@leg.state.fl.us
(850) 488-7864



Governing Board

Amendments

No Amendments found

[File Amendment](#)

[View Past Amendments](#)

Quick Links

- [Forms and Filing Information](#)
- [Notice to Filers](#)
- [Public Records Exemption Request](#)
- [Request Filing Extension](#)
- [Public Search](#)

CLICK



Resources

- [View Past Filings](#)
- [Print Instructions](#)
- [Financial Disclosure Opinions](#)

Instructions

Instructions for Completing Form 6

Assets Worth More Than \$1,000:

[Required by Art. II, s. 8, Fla. Const.; s. 112.3144, F.S.]

Household Goods and Personal Effects:

The value of your household goods and personal effects may be aggregated and reported as a lump sum, if their aggregate value exceeds \$1,000. The types of assets that can be reported in this manner are described on the form.

Assets Individually Values at More Than \$1,000:

Describe, and state the value of, each asset you had on the reporting date you selected for your net worth, if the asset was worth more than \$1,000 and if you have not already included that asset in the aggregate value of your household goods and personal effects. Assets include, but are not limited to: things like interests in real property; cash; stocks; bonds; certificates of deposit; interests in businesses; beneficial interests in trusts; money owed you (including, but not limited to, loans made as a candidate to your own campaign); bank accounts in which you have an ownership interest;



Share with CPA or Attorney

Name: 298528 - Form Six Filer Filing Status: **In Progress**

2021 Form 6-Full and Public Disclosure of Financial Interests

Instructions
General Information
Household Goods
Household Goods Amount
Real Property
Real Property Amount
Intangible Assets

Sign & Print
Review
Training
Interests in Specified Businesses
Income
Liabilities
Assets
Net Worth

EXPANDS

You must disclose certain assets.

First, add together the total of your household goods and personal effects.

Is the total value of your household goods and personal effects more than \$1,000?

Yes

No

BACK



NEXT

CLICK



Need help? Most questions about how to complete the disclosure, as well as questions related to features of the e-filing system are answered in the FAQs. Search by key word or navigate by topic.

Didn't find what you were looking for? Contact the Florida Commission on Ethics at disclosure@leg.state.fl.us or (850) 486-7864.

Frequently Asked Questions

Q Search

▼ FORM 6

Assets (10)

Liabilities (1)

Sources of Income (5)

Training/Miscellaneous (2)

▼ ACCOUNT

Financial Disclosure (9)

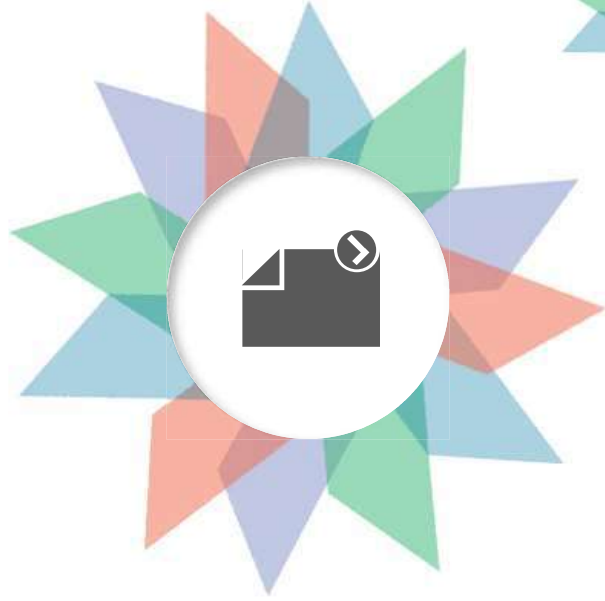
My Profile (5)

Assets

- + [How do I value jointly-owned assets?](#)
- + [How do I disclose assets I own in an investment account, individual retirement account \(IRA\), or 401\(k\)?](#)
- + [How do I disclose my interest in a mutual fund?](#)
- + [How should I disclose my interest in a business?](#)
- + [What reporting obligations do I have concerning a vehicle lease?](#)
- + [Do I disclose funds invested in the FRS Pension Plan or in a Deferred Retirement Option Program \(DROPP\) account?](#)
- + [How do I disclose my interest in the Florida Prepaid College Plan or the Florida College Investment Plan?](#)
- + [How should I value my interest in real property, such as my home?](#)
- + [I own a rental property. How do I disclose it?](#)
- + [How do I disclose my bank accounts?](#)

Form 1 vs. Form 6

Comparing the forms and disclosing on a Form 6.



Comparing Form 1 and Form 6

In General

Form 1	Form 6
File electronically in 2024	File electronically in 2024
Due on July 1	Due on July 1
\$25/day for being late	\$25/day for being late
>35,000 filers	About 5,000 filers
Lots of help available <ul style="list-style-type: none">• Instructions• FAQs• On-screen pop-up windows• Commission on Ethics Attorney of the Day hotline	Lots of help available <ul style="list-style-type: none">• Instructions• FAQs• On-screen pop-up windows• Commission on Ethics Attorney of the Day hotline
CPA/Attorney can assist filers	CPA/Attorney can assist filers

Comparing Form 1 and Form 6

Disclosure of Net Worth

Form 1	Form 6
A review of your finances over the course of the year	A snapshot of your finances on 12/31 or a more recent day of your choosing
There is no net worth disclosure, but filers did calculate it for the Comparative Threshold	Filers will disclose their net worth on 12/31 or a more recent day

How to Disclose: Net Worth



Please indicate your Net Worth as of the date you selected, even if it is a negative number. Your Net Worth is the total value of ALL YOUR ASSETS minus the total value of ALL YOUR LIABILITIES. Note that in most cases, simply subtracting the liabilities from the assets you report later in this disclosure *will not* accurately reflect your Net Worth, because only certain assets and liabilities are reportable. Please click the instructions tab for specific guidance on calculating your Net Worth.

\$ Please enter a number

- Snapshot of net worth on December 31 or a more recent date. You will be prompted to choose a date.
- Correct: Sum all assets, subtract all liabilities.
- Incorrect: Sum all *reported* assets, subtract all *reported* liabilities

Comparing Form 1 and Form 6

Disclosure of Assets

Form 1	Form 6
Intangible personal property & certain real property in FL	Intangible, Tangible & Real Property
<ul style="list-style-type: none">Intangible assets over \$10,000 individually	<ul style="list-style-type: none">Assets over \$1,000 individuallyHousehold goods and personal effects collectively
Type of intangible, business name	Description of asset, value

How to Disclose: Assets



Please describe your real property valued in excess of \$1,000, and provide the value of your interest in the property. Click on the linked headings for specific guidance on how to describe and value your real property.

If you have multiple assets that need to be reported, use the  to add more lines.

Clear All

Import from CSV

CSV File Template

How-to

DESCRIPTION OF ASSET	VALUE OF ASSET	ACTIONS
<div>Please enter a description</div>	<div>\$ Please enter a number</div>	<div></div>
		<div>+ Add Item</div>

- Household goods and personal effects are disclosed on a separate screen.
- Asset is anything valued \$1,000+ that can be sold
- Most common: bank accounts, real property, stock
- Ability to import Excel (.csv file)


Comparing Form 1 and Form 6

Disclosure of Liabilities

Form 1	Form 6
Liabilities over \$10,000	Liabilities over \$1,000
Owed at any point in the year	Owed on the date chosen
Creditor name/address	Creditor name/address, amount
Exclusions for: <ul style="list-style-type: none">• Credit cards• Indebtedness on a life insurance policy• Taxes owed not reduced to a judgment• Contingent liabilities	Exclusions for: <ul style="list-style-type: none">• Credit cards• Indebtedness on a life insurance policy• Taxes owed not reduced to a judgment• Contingent liabilities

How to Disclose: Liabilities



CREDITOR NAME	CREDITOR ADDRESS	AMOUNT OF LIABILITY	ACTIONS
<input type="text" value="Please enter a creditor name"/>	<input type="text" value="Please enter a creditor address"/>	<div><input type="text" value="\$"/> <input type="text" value="Please enter a number"/></div>	<div></div> <div>+ Add Item</div>

- List all liabilities over \$1,000; exclusions in instructions
- Most common: mortgages, car payments, and student loans

Comparing Form 1 and Form 6

Disclosure of Primary Sources of Income

Form 1	Form 6
Income over \$2,500	Income over \$1,000
Do not disclose public salary	Disclose public salary
Source name/address, description of business	Source name/address, amount

How to Disclose: Income



NAME OF SOURCE OF INCOME	ADDRESS OF SOURCE OF INCOME	INCOME AMOUNT	ACTIONS
<input type="text" value="Please enter a source name"/>	<input type="text" value="Please enter a source address"/>	<input type="text" value="\$ Please enter a numt"/>	<input type="button" value="Add Item"/>

- “Primary sources of income” are items that constitute gross income on federal tax returns (e.g salary, capital gains, etc.)
- Must include your public salary
- May instead attach federal income tax return and all schedules and attachments




Comparing Form 1 and Form 6

Disclosure of Secondary Sources of Income

Form 1	Form 6
<p>Disclose clients/customers if:</p> <ul style="list-style-type: none">• Own >5% of the business;• Income from business >\$5,000• Client/customer contributed >10% of the business's gross income	<p>Disclose clients/customers if:</p> <ul style="list-style-type: none">• Own >5% of the business;• Income from business >\$1,000• Client/customer contributed >10% of the business's gross income
Business name, Client name/ address, Client business description	Business name, Client name/ address, Client business description

How to Disclose: Secondary Sources

BUSINESS ENTITY	MAJOR SOURCES OF BUSINESS INCOME	ADDRESS	PRINCIPAL BUSINESS ACTIVITY OF SOURCE	ACTIONS
<input type="text" value="Please enter business:"/>	<input type="text" value="Please enter business soi"/>	<input type="text" value="Please enter business address"/>	<input type="text" value="Please enter business activi"/>	
+ Add Item				

- “Secondary sources of income” are the major clients/customers of businesses of which you own more than 5 percent.
- “Major clients/customers” supply more than 10 percent of your business’s gross income that year.



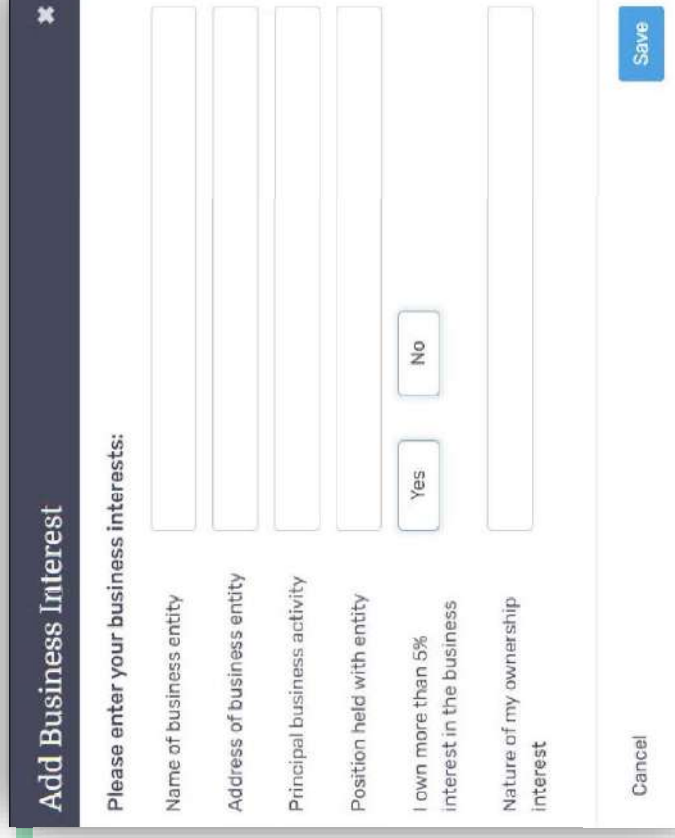
Comparing Form 1 and Form 6

Disclosure of Interests in Specified Businesses (No difference between Form 1 and Form 6)

Form 1	Form 6
<p>Disclose certain businesses:</p> <ul style="list-style-type: none">• Name/Address• Principal business activity• Position held• Whether own >5%• Nature of ownership interest	<p>Disclose certain businesses:</p> <ul style="list-style-type: none">• Name/Address• Principal business activity• Position held• Whether own >5%• Nature of ownership interest



How to Disclose: Specified Businesses



The screenshot shows a web form titled "Add Business Interest" with a close button (X) in the top right corner. Below the title is the instruction "Please enter your business interests:". The form contains several input fields: "Name of business entity", "Address of business entity", "Principal business activity", "Position held with entity", "I own more than 5% interest in the business" (with "Yes" and "No" radio buttons), and "Nature of my ownership interest". At the bottom left is a "Cancel" button, and at the bottom right is a blue "Save" button.


- You must disclose ownership interest >5% in “specified businesses.”
- These are businesses of a type specified in the instructions. Not every business is a specified business.



Comparing Form 1 and Form 6

Disclosure of Training Requirement (No difference between Form 1 and Form 6)

Form 1	Form 6
4 hours of training	4 hours of training



How to Disclose: Annual Training



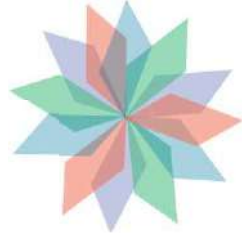
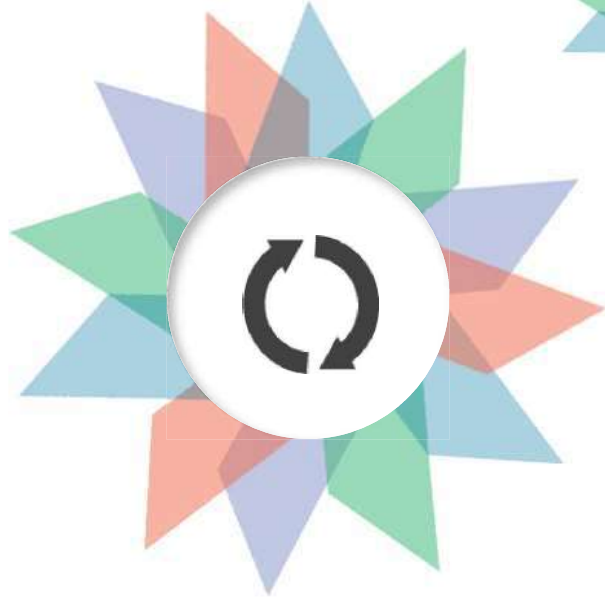
This section applies only to Constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies, each of whom are required to complete annual ethics training pursuant to Section 112.3142, F.S.

☐ I certify that I have completed the required training under Section 112.3142 F.S.

☐ Required training under Section 112.3142, F.S., not applicable to filer for this form year.

- Constitutional officers, municipal officers, and others must complete 4 hours of ethics training each calendar year.
- Public officials assuming a new office/term before 3/31 must complete the training before 12/31 of that year.

Questions?





Thank you

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(850) 488-7864

www.ethics.state.fl.us