



Rizzetta & Company

# **Hidden Creek North Community Development District**

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**Board of Supervisors' Meeting  
August 5, 2025**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813.994.1001**

**[www.hiddencreeknorthcdd.org](http://www.hiddencreeknorthcdd.org)**

# HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544

[www.hiddencreeknorthcdd.org](http://www.hiddencreeknorthcdd.org)

<b>Board of Supervisors</b>	Edward Schill	Chairman
	Jose Garcia	Vice Chairman
	Ebony Bennett	Assistant Secretary
	Michael Hunt	Assistant Secretary
	Jamie Schill	Assistant Secretary
<b>District Manager</b>	Daryl Adams	Rizzetta & Company, Inc.
<b>District Counsel</b>	Michael Eckert	Kutak Rock LLP
<b>District Engineer</b>	David Fleeman	Florida Design Consultants

**All Cellular phones and pagers must be turned off while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

**HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT**  
District Office · Wesley Chapel, Florida (813) 994-1001  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.hiddencreeknorthcdd.org](http://www.hiddencreeknorthcdd.org)

**Board of Supervisors**  
**Hidden Creek North**  
**Community Development District**

July 28, 2025

Dear Board Members:

The regular meeting of the Board of Supervisors of Hidden Creek North Community Development District will be held on **Tuesday, August 5, 2025, at 10:00 a.m.** at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Wesley Chapel, Suite 100, Tampa, Florida 33544. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
  - A. Public Hearing on Fiscal Year 2025-2026 Final Budget**..... Tab 1
    1. Consideration of Resolution 2025-05 Adopting  
Fiscal Year 2025-2026 Final Budget..... Tab 2
  - B. Public Hearing on Fiscal Year 2025-2026 Assessments**
    1. Consideration of Resolution 2025-06; Levying O&M  
Assessments for Fiscal Year 2025-2026 ..... Tab 3
  - C. Consideration of Resolution 2025-07; Setting the  
Meeting Schedule for Fiscal Year 2025-2026** ..... Tab 4
  - D. Consideration of 2025-2026 Goals & Objectives Report**..... Tab 5
  - E. Ratification of Juniper Landscaping  
Street Tree Removal Agreement** ..... Tab 6
  - F. Consideration of McDirmit Davis 2024 Audit Report**..... Tab 7
- 4. STAFF REPORTS**
  - A. Landscape Inspection Services**
    1. Presentation of Field Inspection Report (Under Separate Cover)
    2. Update on Street Tree Project
  - B. Aquatic Maintenance**
    1. Presentation of AWC Aquatics Reports ..... Tab 8
  - C. District Counsel**
  - D. District Engineer**
  - E. District Manager**
    1. Presentation of District Manager Report and Monthly Financials.... Tab 9
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors  
Meeting held on July 1, 2025** ..... Tab 10
  - B. Consideration of the Operation and Maintenance  
Expenditures for June 2025** ..... Tab 11
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1011.

Sincerely,  
*Daryl Adams*  
District Manager

## Tab 1





Proposed Budget Hidden Creek North Community Development District General Fund Fiscal Year 2025/2026							
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
48	EXPENDITURES - FIELD OPERATIONS						
49							
50	Electric Utility Services						
51	Utility - Street Lights	\$ 10,149	\$ 13,532	\$ 14,000	\$ 468	\$ 16,000	\$ 2,000
52	Utility Services	\$ 306	\$ 408	\$ 3,600	\$ 3,192	\$ 1,300	\$ (2,300)
53	Water-Sewer Combination Services						
54	Utility - Reclaimed	\$ 203	\$ 271	\$ 5,500	\$ 5,229	\$ 3,000	\$ (2,500)
55	Stormwater Control						
56	Aquatic Maintenance	\$ 13,879	\$ 18,505	\$ 20,000	\$ 1,495	\$ 26,500	\$ 6,500
57	Stormwater Assessment	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
58	Stormwater Maintenance	\$ -	\$ -	\$ 1,600	\$ 1,600	\$ 1,600	\$ -
59	Other Physical Environment						
60	Entry & Walls Maintenance	\$ 4,900	\$ 6,533	\$ 1,000	\$ (5,533)	\$ 1,000	\$ -
61	Field Inspection Services	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 10,200	\$ 1,200
62	General Liability Insurance	\$ 3,700	\$ 3,700	\$ 3,804	\$ 104	\$ 4,663	\$ 859
63	Irrigation Enhancement & Repair (Misc.)	\$ 12,722	\$ 16,963	\$ 20,220	\$ 3,257	\$ 20,220	\$ -
64	Landscape - Mulch	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
65	Landscape Maintenance	\$ 88,496	\$ 117,995	\$ 95,800	\$ (22,195)	\$ 105,000	\$ 9,200
66	Property Insurance	\$ 1,132	\$ 1,132	\$ 1,241	\$ 109	\$ 1,223	\$ (18)
67	Well Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
68	Road & Street Facilities						
69	Sidewalk Maintenance & Repair	\$ 235	\$ 313	\$ 2,000	\$ 1,687	\$ 2,000	\$ -
70	Street Sign Repair & Replacement	\$ 8,160	\$ 10,880	\$ 6,000	\$ (4,880)	\$ 5,000	\$ (1,000)
71	Contingency						
72	Miscellaneous Contingency	\$ 15,171	\$ 20,228	\$ 40,820	\$ 20,592	\$ 20,737	\$ (20,083)
73							
74	Field Operations Subtotal	\$ 159,053	\$ 210,460	\$ 236,085	\$ 25,625	\$ 229,943	\$ (6,142)
75							
76	TOTAL EXPENDITURES	\$ 255,637	\$ 333,962	\$ 373,885	\$ 39,923	\$ 372,281	\$ (1,604)
77							
78	EXCESS OF REVENUES OVER EXPENDITURES	\$ 121,226	\$ 42,903	\$ -	\$ 42,903	\$ -	\$ -
79							

Prior Actuals	
Actual FY 22/23	Actual FY 23/24
\$ 13,211.00	\$ 13,108.00
\$ 1,297.00	\$ 636.00
\$ 1,546.00	\$ 1,542.00
\$ 24,003.00	\$ 26,455.00
\$ -	\$ -
\$ -	\$ 8,043.00
\$ -	\$ -
\$ -	\$ -
\$ 3,341.00	\$ 3,458.00
\$ 900.00	\$ -
\$ -	\$ -
\$ 104,020.00	\$ 104,165.00
\$ 768.00	\$ 1,098.00
\$ -	\$ -
\$ -	\$ -
\$ 1,320.00	\$ -
\$ 11,765.00	\$ 2,490.00
\$ 162,171	\$ 160,995
\$ 254,308	\$ 284,997
\$ 90,668	\$ 70,143

Comments
March Bill-\$1159.21, which is \$13,910.52 for the year. We're adding two meters.
DA - Confirmed with DE - Irrigation/well in common areas owned by the CDD
Reclaimed water bill being tracked for WUP compliance by Ed Craig @ Adurra. The March bill was \$141.96
Contract is \$17,712 per year. The difference will be for additional services. Ex: quarterly cleaning and ect.
Pasco County charge
SWFMD - DE Engineer must inspect annually (\$800) the inlet & outlet structures and maint. provided vendor (aquatic) - \$800) annually . Last year was cleaning which was \$8,043.
\$4,900 was for the fence repair regarding the hurricane.
Per Contract
Egis estimate-GL &AL \$4,163 plus Crime insurance-\$500
Per contract, which is \$95,013 plus additional landscaping services.
Egis estimate
DE Est. pumps & wells - \$500 per visits 2 times per year = \$1000 *20 year life cycle \$15K replacement cost,\$15K for well
CDD owned only sections of sidewalks- the remaining sidewalk is owned by the county
All street signs within the Hidden Creek Blvd ROW are county-owned, and all remaining street signs for other roads are owned by the CDD
Trash can removal.

**Proposed Budget**  
**Hidden Creek North Community Development District**  
 Reserve Fund  
 Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 64,165	\$ 64,165	\$ 64,165	\$ -	\$ 197,769	\$ 133,604
6							
7	Assessment Revenue Subtotal	\$ 64,165	\$ 64,165	\$ 64,165	\$ -	\$ 197,769	\$ 133,604
8							
9	OTHER REVENUES						
10							
11	Other Miscellaneous Revenues						
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	Interest Earnings	\$ 3,209	\$ 4,279	\$ -	\$ 4,279	\$ -	\$ -
14							
15	Other Revenue Subtotal	\$ 3,209	\$ 4,279	\$ -	\$ 4,279	\$ -	\$ -
16							
17	TOTAL REVENUES	\$ 67,374	\$ 68,444	\$ 64,165	\$ 4,279	\$ 197,769	\$ 133,604
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
19							
20	EXPENDITURES						
21							
22	Contingency						
23	Capital Outlay	\$ -	\$ -	\$ 64,165	\$ 64,165	\$ 197,769	\$ 133,604
24							
25	TOTAL EXPENDITURES	\$ -	\$ -	\$ 64,165	\$ 64,165	\$ 197,769	\$ 133,604
26							
27	EXCESS OF REVENUES OVER EXPENDITURES	\$ 67,374	\$ 68,444	\$ -	\$ 68,444	\$ -	\$ -
28							

A large green rectangle with the word "Comments" centered in white text.

[illegible]

# Hidden Creek North Community Development District

## Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2019A-1	Budget for 2025/2026
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$381,687.70	\$381,687.70
<b>TOTAL REVENUES</b>	<b>\$381,687.70</b>	<b>\$381,687.70</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Debt Service Obligation	\$381,687.70	\$381,687.70
<b>Administrative Subtotal</b>	<b>\$381,687.70</b>	<b>\$381,687.70</b>
<b>TOTAL EXPENDITURES</b>	<b>\$381,687.70</b>	<b>\$381,687.70</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

### GROSS ASSESSMENTS

**\$405,705.46**

#### Notes:

Tax Roll Collection Costs for Pasco County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service

HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$570,050.00	2024/2025 O&M Budget:	\$438,050.00
Pasco County Collection Costs:	2%	\$12,128.72	2025/2026 O&M Budget:	\$570,050.00
Early Payment Discounts:	4%	\$24,257.45		
2025/2026 Total:		<u>\$606,436.17</u>	Total Difference:	<u>\$132,000.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Single Family 40'	Series 2019A-1 Debt Service Operations/Maintenance	\$1,169.18	\$1,169.18	\$0.00	0.00%
		\$1,342.97	\$1,747.65	\$404.68	30.13%
	Total	<u>\$2,512.15</u>	<u>\$2,916.83</u>	<u>\$404.68</u>	<u>16.11%</u>
Single Family 50'	Series 2019A-1 Debt Service Operations/Maintenance	\$1,169.18	\$1,169.18	\$0.00	0.00%
		\$1,342.97	\$1,747.65	\$404.68	30.13%
	Total	<u>\$2,512.15</u>	<u>\$2,916.83</u>	<u>\$404.68</u>	<u>16.11%</u>

HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$570,050.00
COLLECTION COSTS @	2%	\$12,128.72
EARLY PAYMENT DISCOUNTS @	4%	\$24,257.45
TOTAL O&M ASSESSMENT		<u>\$606,436.17</u>

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2019A-1 DEBT SERVICE
Single Family 40'	212	212
Single Family 50'	135	135
<b>TOTAL</b>	<u><b>347</b></u>	<u><b>347</b></u>

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	212.00	61.10%	\$370,502.79
1.00	135.00	38.90%	\$235,933.38
	<u><b>347.00</b></u>	<u><b>100.00%</b></u>	<u><b>\$606,436.17</b></u>

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2019A-1 DEBT SERVICE <sup>(1)</sup>	TOTAL <sup>(2)</sup>
\$1,747.65	\$1,169.18	\$2,916.83
\$1,747.65	\$1,169.18	\$2,916.83

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

**(\$36,386.17)**

**Net Revenue to be Collected:**

**\$570,050.00**

<sup>(1)</sup> Annual debt service assessment per lot adopted in connection with the Series 2019A-1 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

<sup>(2)</sup> Annual assessment that will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

## Tab 2

**RESOLUTION 2025-05**  
**[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Hidden Creek North Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website, [www.hiddencreeknorthcdd.org](http://www.hiddencreeknorthcdd.org), in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Hidden Creek North Community Development District for the Fiscal Year Ending September 30, 2026.”



- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 5th DAY OF AUGUST 2025.**

ATTEST:

**HIDDEN CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2026 Budget

**Exhibit A**  
**FY 2026 Budget**

## **Tab 3**

**RESOLUTION 2025-06**  
**[FY 2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

[continued on following page]

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED THIS 5TH DAY OF AUGUST, 2025.**

ATTEST:

**HIDDEN CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Adopted Budget

**Exhibit B:** Assessment Roll

**Exhibit A**  
Adopted Budget

**Exhibit B**  
Assessment Roll



## Tab 4

**RESOLUTION 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS FOR FISCAL YEAR 2025/2026 OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

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

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

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

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

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

**PASSED AND ADOPTED THIS 5 DAY OF AUGUST, 2025.**

**HIDDEN CREEK NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

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**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

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**SECRETARY/ASST. SECRETARY**

**EXHIBIT “A”**

**BOARD OF SUPERVISORS MEETING DATES  
HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026**

October 7, 2025  
November 4, 2025 (Election Day)  
December 2, 2025  
January 6, 2026  
February 3, 2026  
March 3, 2026  
April 7, 2026  
May 5, 2026  
June 2, 2026  
July 7, 2026  
August 4, 2026  
September 1, 2026

All meetings will convene at 10:00 a.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

## **Tab 5**

# **HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT**

## **Goals and Objectives**

**Fiscal Year 2025-2026**

**Adopted: August 2025**

# **Hidden Creek North Community Development District**

## **Goals, Objectives, Performance Measures, & Annual Reporting**

**Fiscal Year 2025-2026**

### **1. FINANCIAL AND ADMINISTRATIVE GOALS**

#### **Goal 1.1      Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and the final budget will be adopted by September 30 each year.

**Measurement:** The proposed budget was approved by the Board before June 15 and the final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

#### **Goal 1.2      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## **2. COMMUNITY COMMUNICATION AND ENGAGEMENT**

### **Goal 2.1 Public Meetings Compliance**

**Objective:** Hold at least four (4) regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of four (4) regular board meetings were held during the fiscal year.

**Achieved:** Yes ☐ No ☐

### **Goal 2.2 Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the CDD website, publishing in the local newspaper, and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

## **3. INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 3.1 District Infrastructure and Facilities Inspections**

**Objective:** Update the Public Facilities Report in compliance with Chapter 189, Florida Statutes.

**Measurement:** Completion of the updated Public Facilities Report within the current Fiscal Year, as evidenced by the final report submission date.

**Standard:** Public Facilities Report finalized within the Fiscal Year.

**Achieved:** Yes ☐ No ☐

**Goal 3.2      Reserve Study**

**Objective:** Periodic and consistent reviews of District Infrastructure and Facilities will be performed, and the study updated as needed.

**Measurement:** A minimum of one (1) updated Reserve Study will be obtained in Fiscal Year 2025, and a minimum of one (1) review of the study by the Board of Supervisors, as evidenced by meeting minutes.

**Standard:** A minimum of one (1) review of the Reserve Study by the Board of Supervisors.

**Achieved:** Yes    No



## **Tab 6**

**AGREEMENT BETWEEN THE HIDDEN CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT AND JUNIPER LANDSCAPING OF FLORIDA, LLC  
FOR TREE REMOVAL AND INSTALLATION SERVICES**

THIS AGREEMENT ("Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between:

**HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 ("District"); and

**JUNIPER LANDSCAPING OF FLORIDA, LLC**, a limited liability company, with a mailing address of 4415 Metro Parkway, Suite 300, Ft. Myers, FL 33916 ("Contractor", together with District, "Parties").

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"), by ordinance adopted by the Board of County Commissioners of Pasco County, Florida; and

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure; and

**WHEREAS**, the District has a need to retain an independent contractor to provide street tree removal and replacement services; and

**WHEREAS**, Contractor submitted a proposal and represents that it is qualified to provide street tree removal and replacement services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto ("Services"); and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

**SECTION 2. DUTIES.** The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A**.

- A. Contractor shall provide the Services as described in this Agreement and **Exhibit A**. The Services shall include any effort reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.
- B. Contractor shall provide street tree replacement services, including tree removal, planting, and ongoing maintenance, in accordance with this Agreement and **Exhibit A**. All such Services shall be contingent upon the acquisition of necessary permits and authorizations from applicable governmental entities prior to the commencement of the Services. Contractor shall supply and install a total of [redacted] crape myrtle trees, of the cultivar [redacted]. Such trees shall be healthy, well-established specimens with characteristics typical of the specified cultivar and including purple blooms.
- C. Phases 1, 2, and 3 of the Services shall be performed concurrently. The Services shall commence following execution of this Agreement and be completed within [redacted] ( ) calendar days of execution of this Agreement, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- E. Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- F. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- G. Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- H. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails

**Commented [KH1]:** Please insert total tree count for all 3 phases and acceptable cultivar types (e.g. Catawba, Twilight, Queen, Muskogee, etc.)

**Commented [DA2R1]:** 160 crape myrtle

**Commented [KH3]:** Please provide timeframe for completion

**Commented [DA4R3]:** 90 days

to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

### SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A. The District shall pay Contractor Two Hundred One Thousand Four Hundred Thirty-One Dollars and 80/100 Cents (\$201,431.80) for the Services as identified in **Exhibit A** attached hereto. District shall pay Contractor 50% of the contract price after execution of this Agreement and 50% of the contract price upon completion of the Services. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services.
- B. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**SECTION 4. WARRANTY.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

**Commented [ME5]:** Note to DM: If the three phases will be done all at once, then this approach may be acceptable. If the three phases will be done consecutively, we may want to break down the payments by phase. Please advise.

**Commented [DA6R5]:** Im okay with paying 50% and pay the rest once the other trees are installed.

**Commented [ME7]:** Question for DM: Will Juniper be maintaining the trees after installation, and if so, have they offered to maintain for the lifetime of when they have the maintenance agreement? If so, we should revise this. Please advise.

**Commented [DA8R7]:** Juniper said they will maintain the trees once installed.

## **SECTION 5. INSURANCE.**

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
    - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
  - (3)** Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
  - (4)** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

## **SECTION 6. INDEMNIFICATION.**

- A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents

in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

**SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 9. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or

specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 11. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 12. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 13. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**SECTION 14. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 15. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 16. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 17. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 18. ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 19. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

**SECTION 20. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

**SECTION 21. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 22. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

**A. If to District:** Hidden Creek North Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614  
Attn: District Manager

**With a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to the Contractor:** Juniper Landscaping of Florida, LLC  
4415 Metro Parkway, Suite 300  
Ft. Myers, FL 33916  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the



Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

**SECTION 23. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 24. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

**SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Darryl Adams** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001,**

**DADAMS@RIZZETTA.COM, 3434 COLWELL AVENUE, SUITE  
200, TAMPA, FL 33614.**

**SECTION 26. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 27. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 28. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

**SECTION 29. E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 30. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

**SECTION 31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with*

*scrutinized companies;*

- D.** Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and*
- E.** Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited.*

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement on the day and year first written above.

**HIDDEN CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors

**JUNIPER LANDSCAPING  
OF FLORIDA LLC**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Scope of Services

**Exhibit A**  
Scope of Services

**Commented [ME9]:** Note to DM: This proposal is really insufficient as it relates to Phases 2 and 3. How would you like to proceed?



**Proposal**

**Proposal No.:** 328342  
**Proposed Date:** 03/20/25

PROPERTY:	FOR:
Hidden Creek North CDD - Maintenance Jason Liggett Daisy Meadow Loop Zephyrhills, FL 33541	Tree Removal/Install (Phase 1)

**Purpose:**

To replace the damaged street trees (Phase 1)

**Process:**

*\*Notify Dig Safe\**

Juniper to remove 116 trees along the grass strip between the street and sidewalk throughout the community.

All debris will be hauled off-site

Install 116 (30-gal) Crape Myrtle Trees with command soil.

Gator bags will be attached, and each tree will be staked. \*This price does not include checking and refilling the gator bags, separate proposal will be created for that\*

*\*Does not include any permitting or governing fees\**

Top with Pine Bark

**Results:**

116 Street trees will be replaced in Phase 1. (Daisy Meadow Loop)

All 3 phases must be signed to hold the pricing listed below:

Phase 1- \$65,965.90

Phase 2- \$65,965.90

Phase 3- \$69,500.00





ITEM	QTY	UOM	TOTAL
<b>Tree Removal/Install Phase 1</b>			
<b>Site Prep</b>			\$9,000.00
Bed Prep - Plant, Sod, Debris Removal	80.00	HR	
Debris by the truck	12.00	1	
<b>Landscape Material</b>			\$55,465.90
Enhancement Labor	126.00	HR	
Pine Bark, 03CF bag - 03CF	116.00	03CF	
Command Soil	10.00	Yard	
Bobcat Rental	5.00	EA	
Crape Myrtle, Natchez, Standard, 07-10' x 3-4', 1.5-2" cal, STD - 30G	116.00	30g	
TreeGator Watering Bag 25 gal.	116.00	EA	
<b>Irrigation Renovation</b>			\$1,500.00

Irrigation Technician Labor	20.00	HR
		Total: \$65,965.90

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager) \_\_\_\_\_ Date \_\_\_\_\_

Printed Name (Owner/Property Manager)



Signature - Representative

3/20/25

Date

Commented [ME10]: Karen: Please delete all text and signatures after the total price.

## **Tab 7**



# **Financial Report**

**September 30, 2024**

## **Hidden Creek North Community Development District**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
*Hidden Creek North Community Development District*

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the financial statements of the governmental activities, and each major fund of the *Hidden Creek North Community Development District* (the "District"), as of and for the year ended September 30, 2024, 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 accompanying financial statements 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, 2024, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund 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 (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. 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 related 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

The District's 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 Responsibility 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 GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than 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 judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, 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 judgement, 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 starting on page 3, 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 a report dated June 3, 2025, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, 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 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.

*McDiarmid Davis*

Orlando, Florida  
June 3, 2025

Our discussion and analysis of *Hidden Creek North Community Development District's* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

### **Financial Highlights**

- The assets of the District exceeded its liabilities at September 30, 2024 by \$5,170,682, an increase in net position of \$85,884 in comparison with the prior year.
- At September 30, 2024, the District's governmental funds reported a combined fund balance of \$853,872 an increase of \$158,844 in comparison with the prior year.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the *Hidden Creek North Community Development District's* financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

### **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 of the District's assets, liabilities, and deferred inflows/outflows of resources, with the difference 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.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, and maintenance and operations related functions.

### **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 government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, and debt service fund. All funds are considered to be 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 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.

### **Government-Wide Financial Analysis**

#### *Statement of Net Position*

The District's net position was \$5,170,682 at September 30, 2024. The following analysis focuses on the net position of the District's governmental activities.

	<b>September 30, 2024</b>	<b>September 30, 2023</b>
Assets, excluding capital assets	\$ 866,845	\$ 697,865
Capital assets, net of depreciation	10,326,152	10,519,970
<b>Total assets</b>	<b>11,192,997</b>	<b>11,217,835</b>
Liabilities, excluding long-term liabilities	119,749	111,363
Long-term Liabilities	5,902,566	6,021,674
<b>Total liabilities</b>	<b>6,022,315</b>	<b>6,133,037</b>
Net Position:		
Net investment in capital assets	4,423,586	4,498,296
Restricted for debt service	401,742	368,825
Unrestricted	345,354	217,677
<b>Total net position</b>	<b>\$ 5,170,682</b>	<b>\$ 5,084,798</b>

Hidden Creek North Community Development District  
**Management's Discussion and Analysis**

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*Changes to Net Position*

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2024 and 2023.

	<b>2024</b>	<b>2023</b>
Revenues:		
Program revenues	\$ 827,559	\$ 747,471
General revenues	98	-
<b>Total revenues</b>	<b>827,657</b>	<b>747,471</b>
Expenses:		
General government	125,230	92,137
Maintenance and operations	359,038	354,670
Roads and streets	-	1,320
Interest on long-term debt	257,505	261,690
<b>Total expenses</b>	<b>741,773</b>	<b>709,817</b>
Change in net position	85,884	37,654
Net position, beginning	5,084,798	5,047,144
<b>Net position, ending</b>	<b>\$ 5,170,682</b>	<b>\$ 5,084,798</b>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2024 was \$741,773. The majority of these costs are comprised of interest on long-term debt and maintenance and operations.

**Financial Analysis of the Government's Funds**

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$853,872. Of this total, \$12,586 is non-spendable, \$508,518 is restricted for debt service, and the remainder of \$332,768 is unassigned.

The fund balance of the general fund increased by \$127,677 due to revenue exceeding expenditures. The debt service fund balance increased by \$37,167 due to increased interest revenue.

**General Fund Budgetary 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. There were no amendments to the September 30, 2024 general fund budget. The legal level of budgetary control is at the fund level.

### **Capital Asset and Debt Administration**

#### *Capital Assets*

At September 30, 2024, the District had \$10,326,152 invested in land and infrastructure, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to financial statements.

#### *Capital Debt*

At September 30, 2024, the District had \$5,925,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

### **Requests for Information**

If you have questions about this report or need additional financial information, contact the *Hidden Creek North Community Development District's* Accounting Department at 3434 Colwell Ave., Suite 200, Tampa, Florida 33614.



## FINANCIAL STATEMENTS

**Statement of Net Position**

September 30, 2024

	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash	\$ 345,741
Deposits	481
Prepaid costs	12,105
Restricted Assets:	
Temporarily restricted investments	508,518
Capital Assets:	
Capital assets not being depreciated	6,770,536
Capital assets being depreciated, net	<u>3,555,616</u>
<b>Total assets</b>	<u>11,192,997</u>
<b>Liabilities:</b>	
Accounts payable and accrued expenses	12,973
Accrued interest payable	106,776
Noncurrent Liabilities:	
Due within one year	125,000
Due in more than one year	<u>5,777,566</u>
<b>Total liabilities</b>	<u>6,022,315</u>
<b>Net Position:</b>	
Net investment in capital assets	4,423,586
Restricted for debt service	401,742
Unrestricted	<u>345,354</u>
<b>Total net position</b>	<u>\$ 5,170,682</u>

**Statement of Activities**

Year Ended September 30, 2024

Functions/Programs				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
Governmental Activities:				
General government	\$ 125,230	\$ 108,101	\$ -	\$ (17,129)
Maintenance and operations	359,038	309,928	-	(49,110)
Interest on long-term debt	257,505	383,763	25,767	152,025
<b>Total governmental activities</b>	<b>\$ 741,773</b>	<b>\$ 801,792</b>	<b>\$ 25,767</b>	<b>85,786</b>
General Revenues:				
Investment income				98
<b>Total general revenues</b>				<b>98</b>
<b>Change in net position</b>				<b>85,884</b>
Net position, beginning				5,084,798
<b>Net position, ending</b>				<b>\$ 5,170,682</b>

Hidden Creek North Community Development District  
**Balance Sheet - Governmental Funds**  
September 30, 2024

	<b>General</b>	<b>Debt Service</b>	<b>Total Governmental Funds</b>
<b>Assets</b>			
Cash	\$ 345,741	\$ -	\$ 345,741
Investments	-	508,518	508,518
Prepaid expenses	12,105	-	12,105
Deposits	481	-	481
<b>Total assets</b>	<b>\$ 358,327</b>	<b>\$ 508,518</b>	<b>\$ 866,845</b>
<b>Liabilities and Fund Balances</b>			
Liabilities:			
Accounts payable and accrued expenses	\$ 12,973	\$ -	\$ 12,973
<b>Total liabilities</b>	<b>12,973</b>	<b>-</b>	<b>12,973</b>
Fund Balances:			
Nonspendable	12,586	-	12,586
Restricted for:			
Debt service	-	508,518	508,518
Unassigned	332,768	-	332,768
<b>Total fund balances</b>	<b>345,354</b>	<b>508,518</b>	<b>853,872</b>
<b>Total liabilities and fund balances</b>	<b>\$ 358,327</b>	<b>\$ 508,518</b>	

**Amounts reported for governmental activities in the statement of net position are different because:**

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		10,326,152
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.		
Accrued interest payable	(106,776)	
Bonds payable	(5,902,566)	(6,009,342)
<b>Net Position of Governmental Activities</b>		<b>\$ 5,170,682</b>

Hidden Creek North Community Development District  
**Statement of Revenues, Expenditures and Changes in Fund Balances-**  
**Governmental Funds**  
Year Ended September 30, 2024

	<b>General</b>	<b>Debt Service</b>	<b>Total Governmental Funds</b>
<b>Revenues</b>			
Special assessments	\$ 418,029	\$ 383,763	\$ 801,792
Investment income	98	25,767	25,865
<b>Total revenues</b>	<b>418,127</b>	<b>409,530</b>	<b>827,657</b>
<b>Expenditures</b>			
Current:			
General government	125,230	-	125,230
Maintenance and operations	165,220	-	165,220
Debt Service:			
Interest	-	258,363	258,363
Principal	-	120,000	120,000
<b>Total expenditures</b>	<b>290,450</b>	<b>378,363</b>	<b>668,813</b>
<b>Excess (Deficit) of Revenues Over Expenditures</b>	<b>127,677</b>	<b>31,167</b>	<b>158,844</b>
<b>Net change in fund balances</b>	<b>127,677</b>	<b>31,167</b>	<b>158,844</b>
Fund balances, beginning of year	217,677	477,351	695,028
<b>Fund balances, end of year</b>	<b>\$ 345,354</b>	<b>\$ 508,518</b>	<b>\$ 853,872</b>

Hidden Creek North 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, 2024

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds	\$	158,844
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Governmental Funds report outlays for Capital Assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.

Depreciation expense	<u>(193,818)</u>	(193,818)
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Repayment of long-term liabilities are reported as expenditures in governmental funds, while repayment reduces long-term liabilities in the statement of net position.	120,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	1,750	
Amortization of bond discount	<u>(892)</u>	<u>858</u>

<b>Change in Net Position of Governmental Activities</b>	<u><u>\$</u></u>	<u><u>85,884</u></u>
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Hidden Creek North Community Development District  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual - General Fund**  
Year Ended September 30, 2024

	<b>Budgeted Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>Revenues</b>				
Special assessments	\$ 415,767	\$ 415,767	\$ 418,029	\$ 2,262
Investment Income	-	-	98	98
<b>Total revenues</b>	<b>415,767</b>	<b>415,767</b>	<b>418,127</b>	<b>2,360</b>
<b>Expenditures</b>				
Current:				
General government	135,844	135,844	125,230	10,614
Maintenance and operations	271,923	271,923	165,220	106,703
Roads and streets	8,000	8,000	-	8,000
<b>Total expenditures</b>	<b>415,767</b>	<b>415,767</b>	<b>290,450</b>	<b>125,317</b>
<b>Excess (Deficit) of Revenues Over Expenditures</b>	<b>-</b>	<b>-</b>	<b>127,677</b>	<b>127,677</b>
Net change in fund balance	-	-	127,677	127,677
Fund balance, beginning of year	217,677	217,677	217,677	-
<b>Fund balance, end of year</b>	<b>\$ 217,677</b>	<b>\$ 217,677</b>	<b>\$ 345,354</b>	<b>\$ 127,677</b>

## NOTES TO FINANCIAL STATEMENTS



## **NOTE 1            SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

### **Reporting Entity**

The *Hidden Creek North Community Development District* (the "District") was established on February 7, 2018 by Pasco County Ordinance 18-04 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose 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 (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by landowners of the District. They exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for, among other things:

1.            Allocating 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 GASB Statements 14, 39, and 61. 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. Management has determined that there are no entities considered to be component units of the District.

### **Government-Wide and Fund Financial Statements**

The 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 are 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 and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). 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 recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Governmental fund financial statements are reported using the *current 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 District 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, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the district and benefited by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only 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 District.

The District reports the following governmental funds, all of which are considered to be major funds.

*General Fund* - Is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

*Debt Service Fund* - Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance:**

*Restricted Assets*

These assets represent cash and investments set aside pursuant to bond covenants.

*Deposits and Investments*

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

*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.

**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Capital Assets*

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition 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 asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

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>
Stormwater	25
Infrastructure	15

*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 using the straight-line method. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts 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 sources while discounts on debt issuances are reported as other financing uses.

*Deferred Outflows/Inflows of Resources*

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2024.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2024.

*Net Position Flow Assumption*

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

*Fund Balance Flow Assumptions*

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Fund Balance Policies*

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

**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.

**New Accounting Standards**

In fiscal year 2024, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

**NOTE 2                      STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**Budgetary Information**

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board.

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

1. Each year the District Manager submits to the Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the Board.
4. Subject to certain exceptions set forth in the District's annual appropriations resolution, all budget changes must be approved by the Board.
5. The budgets are adopted on a basis consistent with the accounting principles generally accepted in the United States of America.

### NOTE 3 DEPOSITS AND INVESTMENTS

#### *Deposits*

The District's cash balances 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.

#### *Investments*

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2024:

- Money market mutual funds of \$508,518 are valued using Level 2 inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The State Board of Administration Local Government Investment Pool (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Savings accounts and certificates of deposit in state-certified qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2024 are summarized below.

<b>Investment Type</b>	<b>Fair Value</b>	<b>Credit Rating</b>	<b>Weighted Average Maturity</b>
Goldman Sachs Government Fund	\$ 508,518	AAAm	39 days

#### *Credit Risk:*

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating.

### NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

*Custodial Credit Risk:*

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2024, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2024, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

*Concentration of Credit Risk:*

The District's investment policy does not specify limits on the amount the District may invest in any one issue.

*Interest Rate Risk:*

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

### NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Disposals</b>	<b>Ending Balance</b>
<b>Governmental Activities</b>				
Capital assets not being depreciated:				
Infrastructure under construction	\$ 6,770,536	\$ -	\$ -	\$ 6,770,536
<b>Total capital assets not being depreciated</b>	<b>6,770,536</b>	<b>-</b>	<b>-</b>	<b>6,770,536</b>
Capital assets being depreciated:				
Stormwater	3,086,196	-	-	3,086,196
Infrastructure	1,055,546	-	-	1,055,546
<b>Total capital assets being depreciated</b>	<b>4,141,742</b>	<b>-</b>	<b>-</b>	<b>4,141,742</b>
Less accumulated depreciation for:				
Stormwater	(321,938)	(123,448)	-	(445,386)
Infrastructure	(70,370)	(70,370)	-	(140,740)
<b>Total accumulated depreciation</b>	<b>(392,308)</b>	<b>(193,818)</b>	<b>-</b>	<b>(586,126)</b>
Total capital assets being depreciated, net	3,749,434	(193,818)	-	3,555,616
<b>Governmental activities capital assets, net</b>	<b>\$ 10,519,970</b>	<b>\$ (193,818)</b>	<b>\$ -</b>	<b>\$ 10,326,152</b>

**NOTE 4 CAPITAL ASSETS (CONTINUED)**

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$11,725,000. The infrastructure will include roadways, wastewater & storm-water systems, and land improvements, including wetland mitigation areas. A portion of the project costs is expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain roadways, sanitary lift station, utility extensions will be conveyed to the County.

The District anticipates that the infrastructure improvements for the District will be completed during a subsequent fiscal year.

Depreciation expense for 2024 was charged to physical environment.

**NOTE 5 LONG-TERM LIABILITIES**

**Series 2019 Bonds - Public Offering**

On November 20, 2019, the District issued \$6,270,000 of Special Assessment Bonds, Series 2019A-1, consisting of \$470,000 Term Bonds Series 2019A-1 due November 1, 2024 with a fixed interest rate of 3.5%, \$845,000 Term Bonds Series 2019A-1 due November 1, 2030 with a fixed interest rate of 4.0%, \$1,955,000 Term Bonds Series 2019A-1 due November 1, 2040 with a fixed interest rate of 4.25%, and \$3,000,000 Term Bonds Series 2019A-1 due May 1, 2050 with a fixed interest rate of 4.5%. The District also issued \$3,700,000 of Special Assessment Bonds, Series 2019A-2 due November 1, 2029, with a fixed interest rate of 4.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Bonds is paid serially commencing November 1, 2021 through November 1, 2050.

The Series 2019 Bonds are subject to redemption at the option of the District in whole or in part at a redemption price set forth in the Bond Indenture. They are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture. In the event of default, no option redemption and no extraordinary mandatory redemption shall occur unless all of the Bonds where an event of default has occurred will be redeemed or 100% of the holders agree to such redemption. Additionally, the Trustee may take certain actions to protect the rights of the bondholders.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement has been met at September 30, 2024.

The Bond Indenture has certain 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 agreed to 1) levy and collect special assessments in annual amounts adequate to provide payment of debt services and to 2) meet the reserve requirements. The principal of and interest on the Series 2019 Bonds issued under the Indenture are secured by all revenues received by the District from Series 2019 Assessments levied and collected on the District lands benefited by the project. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2024, total principal and interest remaining on the 2019 Bonds amounts to \$10,111,144. For the year ended September 30, 2024, principal and interest paid was \$378,363 and total special assessment revenue pledged was \$383,763.

## NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

Long-term debt activity for the year ended September 30, 2024 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>
<b>Governmental Activities</b>					
Bonds payable:					
Series 2019A-1	\$ 6,045,000	\$ -	\$ (120,000)	\$ 5,925,000	\$ 125,000
Bond discount	(23,326)	-	892	(22,434)	-
<b>Governmental activity long-term liabilities</b>	<b>\$ 6,021,674</b>	<b>\$ -</b>	<b>\$ (119,108)</b>	<b>\$ 5,902,566</b>	<b>\$ 125,000</b>

At September 30, 2024, the scheduled debt service requirements on the bonds payable were as follows:

<b>Year ending September 30,</b>	<b>Governmental Activities</b>	
	<b>Principal</b>	<b>Interest</b>
2025	\$ 125,000	\$ 254,075
2026	125,000	249,388
2027	130,000	244,287
2028	140,000	238,887
2029	145,000	233,187
2030-2034	810,000	1,071,181
2035-2039	990,000	881,550
2040-2044	1,225,000	644,025
2045-2049	1,525,000	337,164
2050-2051	710,000	32,400
	<b>\$ 5,925,000</b>	<b>\$ 4,186,144</b>

## NOTE 6 CONCENTRATIONS AND DEVELOPER TRANSACTIONS

A significant portion of the District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a materially adverse effect on the District's operations.

For the fiscal year ended September 30, 2024, a significant landowner paid \$239,007 of assessments, which is 29.97% of assessments.

## NOTE 7 MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

## NOTE 8 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; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage in the previous three years.



## COMPLIANCE SECTION

**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 Supervisors  
*Hidden Creek North Community Development District*

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (Government Auditing Standards), the financial statements of the governmental activities, and each major fund of the *Hidden Creek North Community Development District* (the "District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated June 3, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing 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.

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 and correct 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 or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from 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 financial statements. 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**

The purpose of this report is 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.

*McDermitt Davis*

Orlando, Florida  
June 3, 2025

## MANAGEMENT LETTER

Board of Supervisors  
*Hidden Creek North Community Development District*

We have audited the financial statements of the *Hidden Creek North Community Development District* (the "District"), as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 3, 2025.

### Auditor's 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 Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountant's 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 reports, which are dated June 3, 2025, 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 financial statements. This information has been 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 that we 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 identification of 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 (Unaudited)

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

- a. The total number of District employees compensated in the last pay period of the District's fiscal year as zero.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 7.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as zero.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$52,343.

- e. Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as none.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final budget under Section 189.016(6), Florida Statutes, as included in the general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District as debt service - \$1,169.18, operating and maintenance - \$1,274.66.
- b. The total amount of special assessments collected by or on behalf of the District as \$801,792.
- c. The total amount of outstanding bonds issued by the District and the terms of such bonds as disclosed in the notes.

**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 note any such findings.

**Purpose of this Letter**

Our management letter 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, 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.

*McDiarmid Davis*

Orlando, Florida  
June 3, 2025



1800 Pembroke Drive, Suite 170  
Orlando, Florida 32810  
407-843-5406  
www.mcdermittdavis.com

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH  
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
*Hidden Creek North Community Development District*

We have examined *Hidden Creek North Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on 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 the standards applicable to attestation engagements contained in *Government Auditing Standards issued by the Comptroller General of the United States*, 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, 2024.

*McDermitt Davis*

Orlando, Florida  
June 3, 2025

Darryl,

Hidden Creek North Community Development District Audited Financial Statements for the year ended September 30, 2024.

Presentation of the audited financial statements to the BOS:

The financial statements of the District are required to be audited pursuant to the requirements outlined in Florida Statutes Chapter 218. The Audited financial statements should be evaluated based on several items: The Auditor's Report, the financial statements and the notes to the financial statements, the Report on Internal Control and the Management Letter.

**Auditor's Opinion -**

An unqualified opinion is the Auditor's opinion of the financial statements, given without any reservations. Such an opinion basically states that the auditor feels the District followed all accounting rules appropriately and that the financial reports are an accurate representation of the District's financial condition.

Is the Auditor's opinion unqualified for this district ☒ YES NO (Circle one.)

See pages 1-2 of audit report.

**Financial Statements and the Notes to the Financial Statements -**

The financial statements themselves are presented in accordance with generally accepted accounting principles and include the notes to the financial statements. The phrase "see notes to the financial statements" (or similar wording) is a phrase you will see at the bottom of the financial statements. This means that reading the notes in conjunction with the financial statements will provide a more complete picture of the District's financial position and the results of its operations. The notes serve to explain, clarify, and expand upon the figures presented in the financial statements, and provide some additional information as well.

**Report on Internal Control -**

Report on Internal Control over financial reporting and other matters based on an audit of financial statements performed in accordance with Government Auditing Standards. The auditor includes this report to specifically identify any internal control deficiencies or instances of noncompliance with laws, regulations and contracts.

Instances or adverse findings reported for this district YES ☒ NO (Circle one.) If yes, see further explanation below.

See pages 21

**Management Letter -**

The Management Letter is issued pursuant to the rules of the Auditor General of the State of Florida. This report is issued by the auditors to present any findings or recommendations the auditors may have as well as the status of any findings that may have been identified in the prior year. This report also identifies compliance with the provisions of the Auditor General of the State of Florida.

Instances or adverse findings reported for this district in the current year	YES	<input checked="checked" type="radio"/> NO
Instances or adverse findings reported for this district in the prior year	YES	<input checked="checked" type="radio"/> NO
(Circle one.) If yes, see further explanation below.		
See pages 22-23		

If there are any questions with the audit report, the numbers or any of the disclosures, please contact Michelle White.

Please let me know when the BOS accepts the report.

Thanks,

Michelle

## Tab 8





## Aquatic Weed Control, Inc.

Your **CLEAR** Choice Since 1992  
407-859-**2020** or 800-543-6694  
[www.aquaticweedcontrol.net](http://www.aquaticweedcontrol.net)  
Orlando - Tampa - Ft. Myers - Daytona Beach

Newsletter

July 2025

### The Rainy Season is here!

Orlando had a deficit of rainfall this spring, like the rest of the state. This left water in ponds at an extremely low level. But—all of that is about to change.

- Rain: We are now in the rainy season. Day by day we will start to see an increase in afternoon storms.
- Training: Our staff is trained to know which plants to spray so that undesirable vegetation doesn't take off.
- Landscapers Notes: Please let your landscapers know 2 important things; 1) If you feel the need to fertilize the grass, we recommend you use a phosphorus-free variety and DO NOT fertilize within 10-15 feet of the shoreline. The rains will wash fertilizer into the water and feed unwanted growth, including algae. Just a handful of fertilizer can feed a 3 acre lake. 2) When using a weed eater by the shoreline make sure to rotate it backwards. This will allow the clippings stay in the grass and not fall into the water.
- Algae: This is one of the plants that can spring up overnight and double in 4 hours. Rains bring unwanted nutrients into ponds and stimulate algae growth. Rain followed by warm days is a recipe for algae.

Knowing what to expect and what to do can lead to a full and happy pond this rainy season. This is where AWC can help....



#### FUN FACTS about the 4th!

The United States declared legal separation from Great Britain on July 2, 1776 but the U.S. celebrates Independence Day on July 4, the date shown on the Declaration of Independence. This is also the date that the Declaration of Independence was approved by the Continental Congress.

The first recorded use of the name Independence Day was in 1791.

Calvin Coolidge, the 30th President, is so far the only President to be born on July 4th (1872).

Three Presidents passed away on July 4th. John Adams and Thomas Jefferson, who were both signers of the Declaration of Independence passed away the same day in 1826. James Monroe passed away in 1831.

The U.S. Military Academy opened in West Point, NY on July 4, 1802.

The people of France offered the Statue of Liberty to the people of the U.S. July 4, 1886.

*Happy 4th of July!*



Together we can develop a maintenance plan to rid your bank of weeds and with your continued help gain better control over the algae that is sure to come.

**Give AWC a call!**





pond 4



pond 3



pond 2







pond 7



pond 8



pond 9

☐ Soft Rush











pond 7



pond 8



pond 9

☐ Soft Rush









pond 7



pond 8



pond 9



**Beneficial Vegetation Notes:**





Creek



pond 14



pond 13



## **Tab 9**



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 2, 2025 at 10:00am
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

## District Manager's Report

August 5

# 2025

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#### FINANCIAL SUMMARY

6/30/2025

General Fund Cash &  
Investment Balance:

\$425,243

Reserve Fund Cash &  
Investment Balance:

\$130,360

Debt Service Fund &  
Investment Balance:

\$530,946

**Total Cash and Investment  
Balances:**

**\$1,086,549**

**General Fund Expense  
Variance: \$30,605**

**Under  
Budget**



Rizzetta & Company

# **Hidden Creek North Community Development District**

---

**Financial Statements  
(Unaudited)**

**June 30, 2025**

**Prepared by: Rizzetta & Company, Inc.**

[hiddencreeknorthcdd.org](http://hiddencreeknorthcdd.org)  
[rizzetta.com](http://rizzetta.com)

# Hidden Creek North Community Development District

## Balance Sheet

As of 06/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	425,243	0	0	425,243	0	0
Investments	0	130,360	530,946	661,306	0	0
Prepaid Expenses	584	0	0	584	0	0
Refundable Deposits	481	0	0	481	0	0
Due From Other	8	0	0	8	0	0
Fixed Assets	0	0	0	0	10,912,279	0
Amount Available in Debt Service	0	0	0	0	0	530,946
Amount To Be Provided Debt Service	0	0	0	0	0	5,269,054
<b>Total Assets</b>	<b>426,316</b>	<b>130,360</b>	<b>530,946</b>	<b>1,087,622</b>	<b>10,912,279</b>	<b>5,800,000</b>
<b>Liabilities</b>						
Accounts Payable	22,807	0	0	22,807	0	0
Accrued Expenses	2,271	0	0	2,271	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,800,000
<b>Total Liabilities</b>	<b>25,078</b>	<b>0</b>	<b>0</b>	<b>25,078</b>	<b>0</b>	<b>5,800,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	282,368	62,986	508,518	853,872	0	0
Investment In General Fixed Assets	0	0	0	0	10,912,279	0
Net Change in Fund Balance	118,870	67,374	22,428	208,672	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>401,238</b>	<b>130,360</b>	<b>530,946</b>	<b>1,062,544</b>	<b>10,912,279</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>426,316</b>	<b>130,360</b>	<b>530,946</b>	<b>1,087,622</b>	<b>10,912,279</b>	<b>5,800,000</b>

See Notes to Unaudited Financial Statements

**Hidden Creek North Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	6	6
Special Assessments				
Tax Roll	373,885	373,885	376,857	2,972
<b>Total Revenues</b>	<b>373,885</b>	<b>373,885</b>	<b>376,863</b>	<b>2,978</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	13,000	9,750	7,400	2,350
<b>Total Legislative</b>	<b>13,000</b>	<b>9,750</b>	<b>7,400</b>	<b>2,350</b>
Financial & Administrative				
Accounting Services	20,257	15,193	15,193	0
Administrative Services	5,065	3,799	3,799	0
Arbitrage Rebate Calculation	450	450	0	450
Assessment Roll	5,627	5,627	5,627	0
Auditing Services	3,400	3,400	3,400	0
Dissemination Agent	5,000	3,750	3,750	0
District Engineer	19,400	14,550	8,370	6,180
District Management	22,621	16,966	16,965	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,043	3,032	3,033	0
Legal Advertising	1,500	1,125	1,781	(656)
Miscellaneous Mailings	1,000	750	0	750
Public Officials Liability Insurance	3,112	3,112	3,027	85
Tax Collector/Property Appraiser Fees	150	150	276	(126)
Trustees Fees	4,000	4,000	3,500	500
Website Hosting, Maintenance, Backup & E	4,000	3,337	3,338	0
<b>Total Financial &amp; Administrative</b>	<b>99,800</b>	<b>79,416</b>	<b>72,234</b>	<b>7,183</b>
Legal Counsel				
District Counsel	25,000	18,750	16,950	1,799
<b>Total Legal Counsel</b>	<b>25,000</b>	<b>18,750</b>	<b>16,950</b>	<b>1,799</b>
Electric Utility Services				
Utility - Street Lights	14,000	10,500	10,149	352
Utility Services	3,600	2,700	306	2,394
<b>Total Electric Utility Services</b>	<b>17,600</b>	<b>13,200</b>	<b>10,455</b>	<b>2,746</b>
Water-Sewer Combination Services				
Utility - Reclaimed	5,500	4,126	203	3,921
<b>Total Water-Sewer Combination Services</b>	<b>5,500</b>	<b>4,126</b>	<b>203</b>	<b>3,921</b>
Stormwater Control				
Aquatic Maintenance	20,000	15,000	13,879	1,121
Stormwater Assessments	500	375	0	375
Stormwater Monitoring & Maintenance	1,600	1,200	0	1,201
<b>Total Stormwater Control</b>	<b>22,100</b>	<b>16,575</b>	<b>13,879</b>	<b>2,697</b>

See Notes to Unaudited Financial Statements

**Hidden Creek North Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 06/30/2025	Year To Date 06/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Other Physical Environment				
Entry & Walls Maintenance & Repair	1,000	750	4,900	(4,150)
Field Services	9,000	6,750	0	6,750
General Liability Insurance	3,804	3,804	3,700	104
Irrigation Repair	20,220	15,165	12,722	2,443
Landscape - Mulch	10,000	7,500	0	7,500
Landscape Maintenance	95,800	71,850	88,496	(16,646)
Property Insurance	1,241	1,241	1,132	109
Well Maintenance	1,000	750	0	750
Total Other Physical Environment	142,065	107,810	110,950	(3,140)
Road & Street Facilities				
Sidewalk Maintenance & Repair	2,000	1,500	235	1,265
Street Sign Repair & Replacement	6,000	4,500	8,160	(3,660)
Total Road & Street Facilities	8,000	6,000	8,395	(2,395)
Contingency				
Miscellaneous Contingency	40,820	30,615	15,171	15,444
Total Contingency	40,820	30,615	15,171	15,444
Total Expenditures	373,885	286,242	255,637	30,605
Total Excess of Revenues Over(Under) Expenditures	0	87,643	121,226	33,583
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	57	57
Other Costs				
Prior Year Adjustment	0	0	(2,413)	(2,413)
Total Other Financing Sources(Uses)	0	0	(2,356)	(2,356)
Fund Balance, Beginning of Period	0	0	282,368	282,368
Total Fund Balance, End of Period	0	87,643	401,238	313,595

**Hidden Creek North Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,209	3,209
Special Assessments				
Tax Roll	64,165	64,165	64,165	0
Total Revenues	<u>64,165</u>	<u>64,165</u>	<u>67,374</u>	<u>3,209</u>
Expenditures				
Contingency				
Capital Outlay	64,165	64,165	0	64,165
Total Contingency	<u>64,165</u>	<u>64,165</u>	<u>0</u>	<u>64,165</u>
Total Expenditures	<u>64,165</u>	<u>64,165</u>	<u>0</u>	<u>64,165</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>67,374</u>	<u>67,374</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>62,986</u>	<u>62,986</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>130,360</u>	<u>130,360</u>

283 Debt Service Fund S2019A-1 & A-2 **Hidden Creek North Community Development District**

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	17,225	17,225
Special Assessments				
Tax Roll	381,688	381,688	384,278	2,590
Total Revenues	<u>381,688</u>	<u>381,688</u>	<u>401,503</u>	<u>19,815</u>
Expenditures				
Debt Service				
Interest	256,688	256,688	254,075	2,613
Principal	125,000	125,000	125,000	0
Total Debt Service	<u>381,688</u>	<u>381,688</u>	<u>379,075</u>	<u>2,613</u>
Total Expenditures	<u>381,688</u>	<u>381,688</u>	<u>379,075</u>	<u>2,613</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>22,428</u>	<u>22,428</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>508,518</u>	<u>508,518</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>530,946</u>	<u>530,946</u>

See Notes to Unaudited Financial Statements



**HIDDEN CREEK NORTH CDD****Investment Summary****June 30, 2025**

<b><u>Account</u></b>	<b><u>Investment</u></b>	<b><u>Balance as of</u></b> <b><u>June 30, 2025</u></b>
Valley National Bank	Governemntal Checking	\$ 130,360
<b>Total Reserve Fund Investments</b>		<b>\$ 130,360</b>
Regions Bank 2019A-1 Revenue	Goldman Sachs Financial Square Funds	\$ 337,770
Regions Bank 2019A-1 Reserve	Goldman Sachs Financial Square Funds	192,839
Regions Bank 2019A-1 Interest	Goldman Sachs Financial Square Funds	44
Regions Bank 2019A-1 Principal	Goldman Sachs Financial Square Funds	17
Regions Bank 2019A-1 Sinking Fund	Goldman Sachs Financial Square Funds	271
Regions Bank 2019A-1 General Redemption	Goldman Sachs Financial Square Funds	5
<b>Total Debt Service Fund Investments</b>		<b>\$ 530,946</b>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Hidden Creek North Community Development District**  
**Summary A/P Ledger**  
**From 06/01/2025 to 06/30/2025**

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>283, 2340</b>						
	283 General Fund	06/01/2025	Aquatic Weed Control, Inc.	110089	Aquatic Maintenance 06/25	1,476.00
	283 General Fund	06/10/2025	Ardurra Group, Inc.	166777	Engineering Services - Project 2025-0136-00 05/25	831.25
	283 General Fund	06/23/2025	Duke Energy	9100 8611 5243 06/25	0 Eiland Blvd - Street-lights 06/25	1,159.21
	283 General Fund	06/04/2025	Florida Design Consultants, Inc.	48642	Engineering Services 04/25	577.50
	283 General Fund	06/03/2025	Juniper Landscaping of Florida, LLC	338513	Fertilization, Insect and Disease Control 06/25	1,569.92
	283 General Fund	06/20/2025	Juniper Landscaping of Florida, LLC	340391	Fertilization 06/25	2,706.18
	283 General Fund	06/01/2025	Juniper Landscaping of Florida, LLC	337553	Monthly Lawn Service 06/25	6,663.83
	283 General Fund	06/01/2025	Juniper Landscaping of Florida, LLC	338144	St Augustine 05/25	497.00
	283 General Fund	06/03/2025	Juniper Landscaping of Florida, LLC	338638	Fertilizer 06/25	850.01
	283 General Fund	06/25/2025	Kutak Rock, LLP	3583648	Legal Services 05/25	2,931.00
	283 General Fund	06/03/2025	McDermitt Davis & Company, LLC	61156	Accounting Audit Services FY 23/24	3,400.00
	283 General Fund	06/22/2025	Times Publishing Company	42976-062225	Account# TB181255 Legal Advertising 06/25	145.50
<b>Sum for 283, 2340</b>						<b>22,807.40</b>
<b>Sum for 283</b>						<b>22,807.40</b>
<b>Sum Total</b>						<b>22,807.40</b>

**Hidden Creek North Community Development District**  
**Notes to Unaudited Financial Statements**  
**June 30, 2025**

**Balance Sheet**

1. Trust statement activity has been recorded through 06/30/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

## **Tab 10**

**MINUTES OF MEETING**

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

**HIDDEN CREEK NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meetings of Hidden Creek North Community Development District were held on **Tuesday, July 1, 2025, at 10:00 a.m.** at the offices of Rizzetta & Company Inc., located at 5844 Old Pasco Road, Wesley Chapel, FL 33544.

Present were:

Edward Schill	<b>Chairman</b>
Jose Garcia	<b>Vice Chairman</b>
Jamie Schill	<b>Assistant Secretary</b>

Also present were:

Daryl Adams	<b>District Manager, Rizzetta</b>
Mike Eckert	<b>District Counsel, Kutak Rock</b> (via conference call)
Alex Solano	<b>Aquatic Weed Control</b>
Lauralee Bishop	<b>Account Manager, Juniper</b> (via conference call)
Kyle Kornbau	<b>Florida Design</b> (via conference call)
Paola Rosado	<b>Aquatic Weed Control</b>

Audience	none
----------	------

**FIRST ORDER OF BUSINESS**

**CALL TO ORDER**

Mr. Adams called the meeting to order at 10:00 a.m. and confirmed a quorum.

**SECOND ORDER OF BUSINESS**

**BUSINESS ITEMS**

**A. Discussion of FY 2025-2026 Budget**

The Board will approve the budget next month.

**B. Discussion of FY 2024-2025 Goals & Objectives Report**

The Board discussed the Goals and Objectives for the District. The Board requested a breakdown of how the District will achieve them for next month.

**C. Consideration of Qualifications and Criteria for the Engineer Services RFQ**

On a Motion by Mr. Schill, seconded by Mr. Schill, with three in favor, the Board of Supervisors approved the Criteria and Advertisement for the District Engineer Services RFQ, for the Hidden Creek North Community Development District.

**D. Discussion of Duke Energy Entrance Lighting Proposal**

On a Motion by Mr. Schill, seconded by Mr. Garcia, with three in favor, the Board of Supervisors approved the Duke Energy Entrance Lighting Proposal, for the Hidden Creek North Community Development District.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Inspection Services**

**1. Presentation of Field Inspection Report**

Ms. Bishop reviewed the Field Inspection Report.

**2. Update on the Street Tree Project**

The Board requested Juniper Landscaping, Mr. Liggett, and the District Manager work together to obtain the necessary permits for the project.

**B. Aquatic Maintenance**

**1. Presentation of AWC Aquatics Reports**

Mr. Solano presented the aquatics reports.

**C. District Counsel**

Mr. Eckert reviewed his report and stated he would draft a letter to the County for review by the District Manager and Chair.

**D. District Engineer**

Mr. Kornbau presented his report.

**E. District Manager**

**1. Presentation of District Manager Report and Monthly Financials**

Mr. Adams reviewed his report and monthly financials.

**FOURTH ORDER OF BUSINESS**

**BUSINESS ADMINISTRATION**

**A. Consideration of Minutes of the Board of Supervisors Meeting  
held on June 3, 2025**

On a Motion by Mr. Schill, seconded by Ms. Schill, with three in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on June 3, 2025, for the Hidden Creek North Community Development District.

**B. Consideration of Operation and Maintenance Expenditures May 2025**

On a Motion by Mr. Schill, seconded by Mr. Garcia, with three in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May 2025 (\$39,899.86) for the Hidden Creek North Community Development District.

**FIFTH ORDER OF BUSINESS**

**SUPERVISOR REQUESTS**

No supervisor requests.

**SIXTH ORDER OF BUSINESS**

**ADJOURNMENT**

Mr. Adams stated that if there were no further business to come before the Board, a motion to adjourn the meeting would be in order.

On a motion by Mr. Garcia, seconded by Ms. Schill, with three in favor, the Board of Supervisors adjourned the meeting at 10:25 a.m. for the Hidden Creek North Community Development District.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## **Tab 11**



# Hidden Creek North Community Development District

District Office · Wesley Chapel, Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.hiddencreeknorthcdd.org](http://www.hiddencreeknorthcdd.org)

## Operations and Maintenance Expenditures

# June 2025

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:      \$                                      **12,558.16**

### Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_ Vice Chairperson

Assistant Secretary

## Hidden Creek North Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	20250616-1	9100 8611 5243 05/25 ACH	0 Eiland Blvd - Streetlights 05/25	\$ 1,159.21
Duke Energy	20250630-1	9100 8611 5467 05/25 ACH	Irrigation/Well 05/25	\$ 30.80
Duke Energy	20250630-2	9101 2446 5365 05/25 ACH	6203 Hidden Creek Blvd - Sign 05/25	\$ 13.76
Ebony P Bennett	300073	EB060325	Board of Supervisors Meeting 06/03/25	\$ 200.00
Edward A Schill	20250613-4	ES060325 ACH	Board of Supervisors Meeting 06/03/25	\$ 200.00
Jaime Schill	20250613-5	JS060325 ACH	Board of Supervisors Meeting 06/03/25	\$ 200.00
Jose G Garcia	20250613-2	JG060325 ACH	Board of Supervisors Meeting 06/03/25	\$ 200.00
Juniper Landscaping of Florida, LLC	300071	334488	Landscape Plant Install 05/25	\$ 369.75
Juniper Landscaping of Florida, LLC	300070	336832	Front Entrance Revamp 05/25	\$ 2,881.30
Kutak Rock, LLP	300072	3567816	Legal Services 04/25	\$ 1,278.00
Michael J Hunt	20250613-3	MH060325 ACH	Board of Supervisors Meeting 06/03/25	\$ 200.00

**Hidden Creek North Community Development District**

**Paid Operation & Maintenance Expenditures**

June 1, 2025 Through June 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Pasco County Tax Collector	300074	2024 Postage Assessment 283	2024 Postage Assessment	\$ 126.51
Rizzetta & Company, Inc.	300069	INV0000099658	District Management Fees 06/25	<u>\$ 5,698.83</u>
<b>Report Total</b>				<u><b>\$ 12,558.16</b></u>



## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Apr 23 - May 21</b>		
Description	Quantity	Usage
48W LED ROADWAY UG	71	1,207 kWh
<b>Total</b>	<b>71</b>	<b>1,207 kWh</b>

## Billing details - Lighting

<b>Billing Period - Apr 23 25 to May 21 25</b>	
Customer Charge	\$1.85
Energy Charge	
1,207.000 kWh @ 6.765c	81.64
Fuel Charge	
1,207.000 kWh @ 3.829c	46.22
Asset Securitization Charge	
1,207.000 kWh @ 0.051c	0.62
Fixture Charge	
48W LED ROADWAY UG	405.41
Maintenance Charge	
48W LED ROADWAY UG	144.84
Pole Charge	
CONCRETE, 30/35	
71 Pole(s) @ \$6.680	474.28
<b>Total Current Charges</b>	<b>\$1,154.86</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$1.01
Gross Receipts Tax	3.34
<b>Total Taxes</b>	<b>\$4.35</b>



## Your usage snapshot - Continued

<b>Current electric usage for meter number 2771108</b>	
Actual reading on Jun 3	4103
Previous reading on May 3	- 4090
<hr/>	
Energy Used	13 kWh
Billed kWh	13.000 kWh

## Billing details - Electric

<b>Billing Period - May 03 25 to Jun 03 25</b>	
<b>Meter - 2771108</b>	
Customer Charge	\$17.23
Energy Charge	
13.000 kWh @ 12.130c	1.58
Fuel Charge	
13.000 kWh @ 3.925c	0.51
Asset Securitization Charge	
13.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	10.66
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8339317	Actual	May 6 - Jun 4
Usage Values		
Billed kWh		12.428 kWh
Billed Demand kW		0.042 kW
Load Factor		41.10 %

## Billing details - Electric

Billing Period - May 06 25 to Jun 04 25	
Meter - 8339317	
Customer Charge	\$17.75
Energy Charge	
12.428 kWh @ 5.352c	0.66
Fuel Charge	
12.428 kWh @ 3.925c	0.49
Demand Charge	
0.042 kW @ \$11.61	0.48
Asset Securitization Charge	
12.428 kWh @ 0.162c	0.02
<b>Total Current Charges</b>	<b>\$19.40</b>

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.50
<b>Total Taxes</b>	<b>\$0.52</b>

Hidden Creek North CDD  
Meeting Date: June 3, 2025

SUPERVISOR PAY REQUEST

RECEIVED  
06-06-2025

Name of Board Supervisor	Check if present	Check if paid	
Ebony Bennett	Yes	Yes	ACH
Jose Garcia	Yes	Yes	ACH
Michael Hunt	Yes	Yes	ACH
Edward Schill	Yes	Yes	ACH
Jamie Schill	Yes	Yes	ACH

(\*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:01 am
Meeting End Time:	10:35 am
Total Meeting Time:	34 mins

Time Over ( 3 ) Hours:	
------------------------	--

Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

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



**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 334488

Bill To
Hidden Creek North CDD - Maintenance c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
05/20/25	6/19/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#334399 - Front Entrance Hidden Creek BLVD Plant Install				\$369.75
<i>Landscape Material - 05/13/2025</i>				
Enhancement Labor	2.00HR	\$60.00	\$120.00	
Loropetalum, 07 gallon - 07G	3.0007g	\$79.18	\$237.55	
Pine Bark Mulch 3 cu. ft. Bag	1.00BG	\$12.20	\$12.20	

**RECEIVED**  
05-20-2025

**Grand Total** \$369.75

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$7,093.59	\$0.00	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com  
(239) 561-5980

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 336832

Bill To
Hidden Creek North CDD - Maintenance c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
06/02/25	7/2/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#324960 - Front Entrance Revamp</b>				<b>\$2,881.30</b>
<i>Landscape Material - 05/13/2025</i>				
Enhancement Labor	22.00HR	\$60.00	\$1,320.00	
Loropetalum, 03 gallon - 03G	15.0003g	\$24.83	\$372.44	
Petra Croton, 03 gallon - 03G	15.0003g	\$19.00	\$284.94	
Pine Bark Mulch 3 cu. ft. Bag	20.00BG	\$12.20	\$243.98	
Trinette Arboricola, 03 gallon - 03G	15.0003g	\$19.00	\$284.94	
<i>Irrigation Renovation - 05/30/2025</i>				
Irrigation Technician Labor	5.00HR	\$75.00	\$375.00	

**Grand Total      \$2,881.30**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,881.30	\$0.00	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com  
(239) 561-5980

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 20, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Hidden Creek North CDD  
c/o Rizzetta & Company, Inc.  
Suite 220  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3567816  
9623-1

Re: General Counsel

## For Professional Legal Services Rendered

04/01/25	M. Eckert	2.80	1,092.00	Prepare for and attend board meeting
04/04/25	K. Haber	0.20	54.00	Prepare proposed budget approval resolution
04/16/25	K. Haber	0.20	54.00	Correspond with Adams and Betancourt regarding budget approval resolution
04/22/25	M. Eckert	0.20	78.00	Research workers' compensation insurance issue

TOTAL HOURS 3.40

TOTAL FOR SERVICES RENDERED \$1,278.00

TOTAL CURRENT AMOUNT DUE \$1,278.00

**RECEIVED**  
05-20-2025



**MIKE FASANO**

**TAX COLLECTOR**  
**PASCO COUNTY FLORIDA**

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Hidden Creek North CDD  
Rizzetta & Co  
3434 Colwell Ave Suite 200  
Tampa, FL 33614-8390

Re: Hidden Creek North CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for \$126.51 for the cost of collection of Hidden Creek North CDD Postage Assessment for the 2024 Tax Year.

**RECEIVED**  
06/17/2025

Should you have any questions, please feel free to contact my office.

Best wishes,

Mike Fasano  
Tax Collector

MF/mg

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER  
DADE CITY  
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER  
LAND O' LAKES  
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER  
NEW PORT RICHEY  
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK  
WESLEY CHAPEL  
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING  
GULF HARBORS  
TELEPHONE 727.847.8165

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

# Invoice

Date	Invoice #
6/2/2025	INV0000099658

**Bill To:**

Hidden Creek North CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00283

[illegible]