



Rizzetta & Company

# **Hidden Creek North Community Development District**

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**Board of Supervisors' Meeting  
October 7, 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>    | Robert Dvorak  | BDI Engineering          |

**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**

September 30, 2025

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of Hidden Creek North Community Development District will be held on **Tuesday, October 7, 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. None
- 4. STAFF REPORTS**
  - A. Landscape Inspection Services
    1. Presentation of Field Inspection Report ..... Tab 1
    2. Presentation of Juniper Landscape Irrigation Report ..... Tab 2
    3. Update on Street Tree Project
  - B. Aquatic Maintenance
    1. Presentation of AWC Aquatics Reports ..... Tab 3
  - C. District Counsel
  - D. District Engineer
  - E. District Manager
    1. Presentation of District Manager Report and Monthly Financials .... Tab 4
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors  
Meeting held on September 2, 2025 ..... Tab 5
  - B. Consideration of the Operation and Maintenance  
Expenditures for August 2025 ..... Tab 6
- 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

# Hidden Creek North

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## Landscape Inspection Report



September 12, 2025  
Rizzetta & Company  
Amiee Brodeen – Landscape Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

# Summary, Hidden Creek Blvd

## General Updates, Recent & Upcoming Maintenance Events.

- Overall, the property requires extensive weeding and plant bed detailing. The current condition is unacceptable and must be addressed promptly to meet maintenance standards.
- Please continue edging the beds to maintain defined boundaries before they become overgrown.

The following are action items for Juniper Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** text represents Staff and **bold, black, underlined** represents questions or information for the BOS.

1. Juniper - begin scheduling dates for trimming all designated palm trees and removing spent fruits and flowers prior to further development. (Pic 1)



5. In the median beds, a young crape myrtle tree is currently leaning. It appears suitable for strapping and adjustment to an upright position. Juniper should evaluate the tree and determine the appropriate corrective action.



2. In the front beds along Hidden Creek and Eiland Blvd, the bed lines are becoming lost in the turf, and several areas have washed out pine bark mulch. The crew should bring a couple of bags of mulch to fill in the bare spot and restore the bed appearance. (Pic 2>)

3. The median beds along Hidden Creek require detailing, as encroaching turf is obscuring the bed edges. The crew should restore clean, defined bed lines and ensure the plantings are clearly separated from the turf. (Pic 3>)

4. Same area as above, please have the crews thin out and clean up the lilies.



# Hidden Creek Blvd

6. If not already completed, the crew should trim the firebush along the curbs on both sides of the median on Hidden Creek to maintain proper clearance and appearance. (Pic 6)



.... should prune out all dead material and remove clippings from the tops of the shrubs to support healthy development (Pic 9)



7. Leaf spots have been observed on the Golden Mound shrubs in the median beds along Hidden Creek, particularly in areas where the plants are thinning. Please dispatch an AG team to assess and diagnose the cause. (Pic 7a, 7b>)

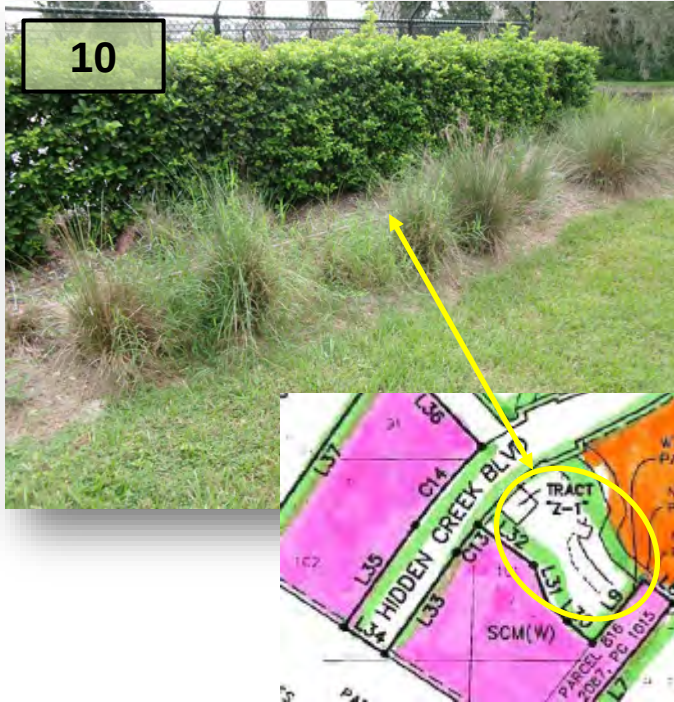


8. Tall weedy growth along the preserve line, particularly adjacent to Hidden Creek, is beginning to encroach onto the common areas. The crew should cut back and remove these plants from the turf side to maintain clear and tidy areas. (Pic 8>)
9. A thinning area has been observed in the Star Jasmine shrub. The detail team....



# Hidden Creek Blvd

10. The area around the Pump Station on Hidden Creek requires immediate detailing. This was noted in last month's report and has not yet been addressed. Please ensure this area is properly tended during the next detailing event. (Pic 10)



12. The recently trimmed area in the large field is appreciated; however, could the crew bring in soil to fill the exposed hole and top it with pine straw to maintain a clean and finished appearance. (Pic 12)



11. Have the crew bring a cutting tool to remove approx. 6-inches of the Virginia Creeper vine, taking care not to cut from the tree trunks to avoid bark damage. The base of the vine should be removed and treated with herbicide to eliminate the roots on all vines along particularly south of the Pump Station on Hidden Creek. (Pic 11)



13. During all mowing events, the crew should focus on lifting and removing Spanish moss from the trees, up to the requested 10 feet in green spaces, in accordance with contract specifications.

14. The Bald Cypress tree along the pond west of Hidden Creek is showing signs of decline, including suckering growth, browning leaves, and increased lichen throughout the canopy, indicating stress. This tree will continue to be monitored, but based on current conditions, it is expected to further decline in the near future. (Pic 14)



# Daisy Meadow Loop

15. A few items to note: the crew continues to blow turf debris into the beds, which can contribute to the spread of disease. In addition, this bed still requires detailing, and the Fakahatchee grasses need to be trimmed and properly evaluated for issues. (Pic 15a, 15b, 15c>)



16. This tree remains in poor condition despite being noted in last month's report and a proposal made for removal and replacement. Immediate action is required to correct the issue: repair the support boards and re-strap the tree, as the current straps are digging into the trunk and causing further damage. Unless there is a proposal for removal. (Pic 16>)

17. The crew continues to mow in the direction of the tree rings, causing turf clippings to....



....accumulate in the mulch. This creates potential for disease and mold if the clippings become wet. The crew should adjust the mowing pattern or, at least blow out the tree rings to keep them free of debris. (Pic 17)



# Daisy Meadow Loop, Castle Ridge Rd, Eiland Blvd

18. Behind the mail kiosk on Daisy Meadow, the mulch has washed out and the Fakahatchee grasses are in poor condition and require detailing. The detail team need to address this area; trim the grasses and bring in mulch to fill the bare spots for a clean, finished appearance. (Pic 18a, 18b, 18c>)



....should be removed. And the fakahatchee grasses below are starting to brown. Please someone to diagnose, as this typically is the case of spider mites. (Pic 20)



19. This is a pokeweed, in the mail kiosk area. While it is harmless to animals, it is poisonous if ingested by humans. As this location is used as a bus pick-up spot, there is concern that a child could ingest the berries once they develop. The plant should be removed immediately. (Pic 19>)

20. Along Eiland Blvd, between Castle Ridge and Hidden Creek, there are several issues to address, beginning with a dead palm tree that shows no signs of recovery. This palm....

# Eiland Blvd

21. Along Eiland Blvd, several Fakahatchee grasses are declining and require attention. The crew should cut back and remove dead material from the beds and verify that the irrigation system along Eiland is functioning properly. (Pic 21a, 21b, 21c)

21a



21b



21c



22. A Sabal palm has died and should be diagnosed to confirm the cause of decline. Evaluation should determine whether the issue was due to disease, pest activity, or environmental stress, and ensure preventative measures are taken to protect the remaining Sabal palms. (Pic 22)

22



23. The pond west of Hidden Creek has three planting beds due north that require immediate attention. Torpedo grass is spreading throughout the Fakahatchee grasses, grass clippings are scattered within the mulch, and one of the beds contains a severely declining cypress tree and another bed has a declining oak. The crew should treat the weeds, detail all three beds, and provide a diagnosis for the declining cypress. (Pic 23a, 23b>, 23c>, 23d>)

23a



# Eiland Blvd

<23b



<23c



<23d



24. The planting beds along Eiland require detailing and a thorough cleaning. The Fakahatchee grasses are browning and overrun with an abundance of weeds. The crew should treat and detail these beds to the expected standard, restoring them to a clean and well-maintained appearance. (Pic 24)

24



25. The mowing crew should stop blowing grass clippings onto electrical boxes. The mowing pattern should be adjusted to prevent this issue as well, and maintain a clean, safe appearance around the boxes. (Pic 25)

25



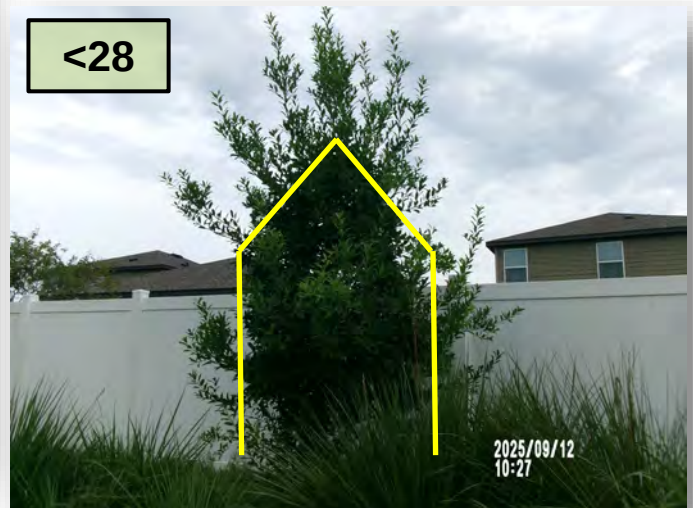
26. As noted in last month's report, the Fakahatchee grass on Eiland is being overtaken by torpedo grass. This issue must be addressed during the next detail visit. (Pic 26>)



27. As noted in last month's report, this tree requires maintenance. The dead material should be cut out, and any branches in need of limbing should be properly pruned. (Pic 27)



31. Reminder: Line-trim around all electrical and irrigation boxes during every mowing event to ensure clear and easy access for maintenance technicians.



28. As noted in last month's report, this blueberry tree requires maintenance. Prune the necessary branches and shape the tree to maintain proper form and health. (Pic 28>)

29. Along Eiland, a section of the planting beds contains a large patch of various weedy plant materials. The crew should treat the weeds, remove all dead plant material, and continue detailing the remaining beds to maintain a clean and tidy appearance. (Pic 29a>, 29b>)

30. Throughout these beds, continue treating the weeds, as several areas remain in need of attention.



# Eiland Blvd

32. The pond furthest west on the property has six planting beds, ALL of which are overrun with weeds, contain browning Fakahatchee grasses, stressed bottlebrush trees, and lack mulch. Immediate attention is required to detail these beds, as they are currently not being maintained to standard.  
(Pic 32a, 32b, 32c>, 32d>, 32e>)



33. North of Eiland and west of the pond, two trees under 4" in diameter are showing signs of decline. The first tree has declined beyond recovery and should be removed during the next visit. The second tree is struggling but may recover; ongoing monitoring is required. An AG technician should be sent to diagnose the sycamore tree. (Pic 33a, 33b)

33a



33b



35. Significant erosion is occurring along the back fence of the pond (see map for reference). An engineer should be dispatched to the site to evaluate the cause and assess the extent of the damage. (Pic 35a>, 35b>, 35c>)

<34a



<34b



<34c



34. At the same pond as noted previously, three additional planting beds are not being maintained and lack defined bed edges. The crew should detail these beds by removing weeds, edging the beds, cleaning up the muhly grasses, and bringing mulch to fill any bare spots. (Pic 34a>, 34b>, 34c>)



# North of Eiland Blvd, Castle Ridge Way

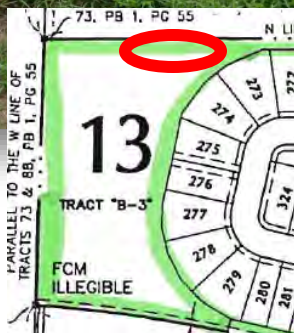
<35a



<35b



<35a



36. Along Castle Ridge planting bed located on the east side, one Loropetalum has already died. Please replace the plant during the next visit. (Pic 36)

36



37. The corner of Daisy Meadow and Castle Ridge, appears to have dead clippings from the jasmine and white paint on top of the shrub. Please have the crew visit, remove the debris, and evaluate the condition of the shrub. Additionally, please add mulch to the bare areas on this corner. (Pic 37)

37



38. Finally, the turf along the ROWs on Castle Ridge is showing signs of decline. Please send a technician to diagnose the cause and provide appropriate treatment.



# Proposals

1. Juniper – Please provide a proposal to replace the dead plumbago shrub in the front bed along Hidden Creek on the east side, with one full 3-gallon Plumbago Auriculata 'Imperial Blue' (or, with a better suited cultivar for this area) and to top off the area with pine bark mulch. (Pic 1)



3. Following up on the proposal with Juniper, please provide a proposal to reshape the turf edge in this dead area into clean, straight lines, allowing for the installation of new Bahia turf squares at grade. The new turf should be installed flush with the concrete for a seamless appearance. (Pic 3)



2. Juniper to provide a proposal with two options: (1) to completely remove this dead live oak on the pond bank. Replace hole with fill dirt and new Bahia sod. (2) to remove this live oak and replace with a new 2" caliper live oak. This option must include the construction of an earthen berm 8" -10" tall surrounding the rootball as well as a 30 Gal. Gator Bag with a working flood bubbler (if available) attached to the top of the bag to fill the bag every time the irrigation runs. (Pic 2)



## Tab 2

# Irrigation Inspection

## Job Details

**Date:**  
08/08/2025

**Controller Make and Model:**  
Rainbird LXD

**Property Name from Inspection:**  
Hidden Creek North CDD - Maintenance

**Controller Location:**  
Lift station

**Controller Name:**  
Hidden Creek Main Clock

**POC:**  
Reclaim

**Weather Sensor Operational:**  
NOT WORKING

**Account Manager:**  
LAURALEE BISHOP

**Are repairs included in Contractual Agreement:**  
Yes

## Zone Information

| Zone #, Type and Location                             | Repairs | Parts | Qty | Repairs Completed | Zone Faults | Assessments |
|-------------------------------------------------------|---------|-------|-----|-------------------|-------------|-------------|
| Zone 1 Spray- BLVD in between Shade Fern & Buttonweed | No      |       |     |                   | Yes         | Yes         |

## Zone Assessment:

Zone 1 Spray- BLVD in between Shade Fern & Buttonweed  
Need new RB decoder & Rainbird G4 solenoid



| Zone #, Type and Location                             | Repairs | Parts | Qty | Repairs Completed | Zone Faults | Assessments |
|-------------------------------------------------------|---------|-------|-----|-------------------|-------------|-------------|
| Zone 2 Spray- BLVD in between Shade Fern & Buttonweed | No      |       |     |                   |             |             |

| Zone #, Type and Location                     | Repairs | Parts   | Qty | Repairs Completed | Zone Faults | Assessments |
|-----------------------------------------------|---------|---------|-----|-------------------|-------------|-------------|
| Zone 3 Spray- Blvd behind 35413 Eastbrook Ave | Yes     | Nozzles | 1   | Yes               |             |             |

| Zone #, Type and Location          | Repairs | Parts | Qty | Repairs Completed | Zone Faults | Assessments |
|------------------------------------|---------|-------|-----|-------------------|-------------|-------------|
| Zone 4 Spray- BLVD & Eastbrook Ave | No      |       |     |                   |             |             |

# Irrigation Inspection

| Zone Information                               |         |           |     |                   |             |             |
|------------------------------------------------|---------|-----------|-----|-------------------|-------------|-------------|
| Zone #, Type and Location                      | Repairs | Parts     | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 5 Rotor- BLVD BY 35412 Eastbrook Ave      | Yes     | 4" Rotor  | 1   | No                |             |             |
| Zone #, Type and Location                      | Repairs | Parts     | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 6 Spray- Blvd by Clubhouse                | Yes     | Nozzles   | 1   | Yes               |             |             |
| Zone #, Type and Location                      | Repairs | Parts     | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 8 Spray- Blvd by Clubhouse                | Yes     | Nozzles   | 1   | Yes               |             |             |
| Zone #, Type and Location                      | Repairs | Parts     | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 9 Spray- Blvd in between DML & EBA        | No      |           |     |                   |             |             |
| Zone #, Type and Location                      | Repairs | Parts     | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 10 Spray- by mail box                     | No      |           |     |                   |             |             |
| Zone #, Type and Location                      | Repairs | Parts     | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 11 Spray- Across mailbox                  | Yes     | 6" Pop-Up | 3   | Yes               |             |             |
| Zone #, Type and Location                      | Repairs | Parts     | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 12 Drip- Daisy Meadow Loop across mailbox | No      |           |     |                   |             |             |
| Zone #, Type and Location                      | Repairs | Parts     | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 13 Drip- exit side & Median island        | No      |           |     |                   |             |             |
| Zone #, Type and Location                      | Repairs | Parts     | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 14 Spray- BLVD entry side                 | Yes     | Solenoids | 1   | Yes               | Yes         | Yes         |

## Zone Assessment:

Zone 14 Spray- BLVD entry side  
Replaced: Rainbird G4 Solenoid



# Irrigation Inspection

| Zone Information                          |         |                    |     |                   |             |             |
|-------------------------------------------|---------|--------------------|-----|-------------------|-------------|-------------|
| Zone #, Type and Location                 | Repairs | Parts              | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 15 Drip- BLVD entry & lift station   | Yes     | Drip Line Fittings | 4   | No                |             |             |
| Zone #, Type and Location                 | Repairs | Parts              | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 16 Drip- Eiland BLVD                 | Yes     | Drip Line Fittings | 4   | No                |             |             |
| Zone #, Type and Location                 | Repairs | Parts              | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 17 Spray- Castle Ridge Rd entry side | Yes     | Nozzles            | 1   | Yes               |             | Yes         |
| Zone 17 Spray- Castle Ridge Rd entry side | Yes     | 6" Pop-Up          | 1   | Yes               |             | Yes         |

## Zone Assessment:

Zone 17 Spray- Castle Ridge Rd entry side

Looks like he was dying because I had too much water. Was running every day because new plants. Is back to normal watering twice week.



| Zone #, Type and Location                    | Repairs | Parts                 | Qty | Repairs Completed | Zone Faults | Assessments |
|----------------------------------------------|---------|-----------------------|-----|-------------------|-------------|-------------|
| Zone 18 Drip- Castle Ridge Rd entry side     | Yes     | Drip Line Fittings    | 3   | Yes               |             |             |
| Zone #, Type and Location                    | Repairs | Parts                 | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 19 Drip- Castle Ridge Rd exit side      | Yes     | Drip Line Fittings    | 2   | Yes               |             |             |
| Zone #, Type and Location                    | Repairs | Parts                 | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 20 Spray- Castle Ridge Rd exit side     | No      |                       |     |                   |             |             |
| Zone #, Type and Location                    | Repairs | Parts                 | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 21 Drip-Eiland BLVD                     | Yes     | Drip Line Fittings    | 10  | Yes               |             |             |
| Zone 21 Drip-Eiland BLVD                     | Yes     | Drip Line by the foot | 5   | Yes               |             |             |
| Zone #, Type and Location                    | Repairs | Parts                 | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 22 Drip- behind 35039 Daisy Meadow Loop | Yes     | Drip Line Fittings    | 3   | Yes               |             | No          |

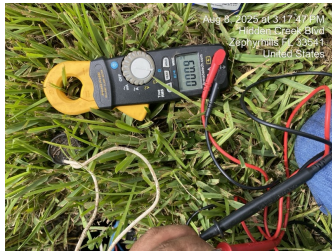
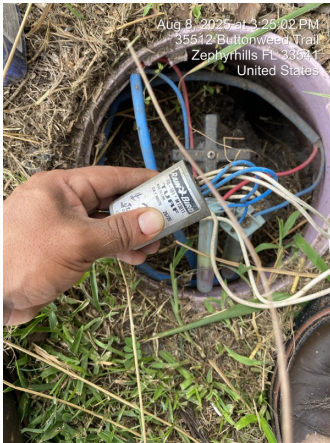
# Irrigation Inspection

| Zone Information                                        |         |                    |     |                   |             |             |
|---------------------------------------------------------|---------|--------------------|-----|-------------------|-------------|-------------|
| Zone #, Type and Location                               | Repairs | Parts              | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 23 Drip- behind 35039 Daisy Meadow Loop            | No      |                    |     |                   |             |             |
| Zone #, Type and Location                               | Repairs | Parts              | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 24-Bubbler 34982 DML park                          | No      |                    |     |                   |             |             |
| Zone #, Type and Location                               | Repairs | Parts              | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 28 Spray- by irrigation controller                 | No      |                    |     |                   |             |             |
| Zone #, Type and Location                               | Repairs | Parts              | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 29 Drip- Eiland Blvd by entry side of Castle Ridge | No      |                    |     |                   |             |             |
| Zone #, Type and Location                               | Repairs | Parts              | Qty | Repairs Completed | Zone Faults | Assessments |
| Zone 30-Spray Blvd Exit side & median tip               | Yes     | Drip Line Fittings | 4   | Yes               |             |             |

## Inspection Details

**Any Repairs, Assessments and/or Diagnostics required?** Yes

Need to generate proposal for zone 1 & 14 - .  
Zone 1- Need new RB decoder & Rainbird G4 solenoid  
Zone 14- Rainbird G4 solenoid-



**Controller Wet Check Finished:** Yes  
**Technician Name:** Crescencio Barranda  
**Is Property fully Inspected:** Yes  
**Supervisor Name:** Elias Avila

## **Tab 3**

☐ Soft Rush







☐ Soft Rush





## Tab 4



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 4, 2025 at 10:00am
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

## District Manager's Report

October 7

# 2025

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#### FINANCIAL SUMMARY

8/31/2025

General Fund Cash &  
Investment Balance:

\$362,555

Reserve Fund Cash &  
Investment Balance:

\$124,193

Debt Service Fund &  
Investment Balance:

\$534,528

**Total Cash and Investment  
Balances:**

**\$1,021,276**

**General Fund Expense  
Variance: \$57,133**

**Under  
Budget**



Rizzetta & Company

# **Hidden Creek North Community Development District**

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**Financial Statements  
(Unaudited)**

**August 31, 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 08/31/2025

(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                                 | 362,555        | 0              | 0                 | 362,555          | 0                  | 0                |
| Investments                                  | 0              | 124,193        | 534,528           | 658,722          | 0                  | 0                |
| Prepaid Expenses                             | 583            | 0              | 0                 | 583              | 0                  | 0                |
| Refundable Deposits                          | 481            | 0              | 0                 | 481              | 0                  | 0                |
| Fixed Assets                                 | 0              | 0              | 0                 | 0                | 10,912,279         | 0                |
| Amount Available in Debt Service             | 0              | 0              | 0                 | 0                | 0                  | 534,528          |
| Amount To Be Provided Debt Service           | 0              | 0              | 0                 | 0                | 0                  | 5,265,472        |
| <b>Total Assets</b>                          | <b>363,619</b> | <b>124,193</b> | <b>534,528</b>    | <b>1,022,341</b> | <b>10,912,279</b>  | <b>5,800,000</b> |
| <b>Liabilities</b>                           |                |                |                   |                  |                    |                  |
| Accounts Payable                             | 3,335          | 0              | 0                 | 3,335            | 0                  | 0                |
| Accrued Expenses                             | 2,887          | 0              | 0                 | 2,887            | 0                  | 0                |
| Revenue Bonds Payable-Long Term              | 0              | 0              | 0                 | 0                | 0                  | 5,800,000        |
| <b>Total Liabilities</b>                     | <b>6,222</b>   | <b>0</b>       | <b>0</b>          | <b>6,222</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                   | 75,029         | 61,207         | 26,010            | 162,247          | 0                  | 0                |
| <b>Total Fund Equity &amp; Other Credits</b> | <b>357,397</b> | <b>124,193</b> | <b>534,528</b>    | <b>1,016,119</b> | <b>10,912,279</b>  | <b>0</b>         |
| <b>Total Liabilities &amp; Fund Equity</b>   | <b>363,619</b> | <b>124,193</b> | <b>534,528</b>    | <b>1,022,341</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 08/31/2025

(In Whole Numbers)

|                                               | Year Ending<br>09/30/2025<br>Annual Budget | Through<br>08/31/2025<br>YTD Budget | Year To Date<br>08/31/2025<br>YTD Actual | YTD Variance |
|-----------------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------------|--------------|
| <b>Revenues</b>                               |                                            |                                     |                                          |              |
| Interest Earnings                             |                                            |                                     |                                          |              |
| Interest Earnings                             | 0                                          | 0                                   | 313                                      | 313          |
| 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>377,170</b>                           | <b>3,285</b> |
| <b>Expenditures</b>                           |                                            |                                     |                                          |              |
| Legislative                                   |                                            |                                     |                                          |              |
| Supervisor Fees                               | 13,000                                     | 11,917                              | 9,000                                    | 2,917        |
| <b>Total Legislative</b>                      | <b>13,000</b>                              | <b>11,917</b>                       | <b>9,000</b>                             | <b>2,917</b> |
| Financial & Administrative                    |                                            |                                     |                                          |              |
| Accounting Services                           | 20,257                                     | 18,569                              | 18,569                                   | 0            |
| Administrative Services                       | 5,065                                      | 4,643                               | 4,642                                    | 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                                      | 4,583                               | 4,584                                    | 0            |
| District Engineer                             | 19,400                                     | 17,783                              | 10,648                                   | 7,136        |
| District Management                           | 22,621                                     | 20,736                              | 20,735                                   | 0            |
| Dues, Licenses & Fees                         | 175                                        | 175                                 | 175                                      | 0            |
| Financial & Revenue Collections               | 4,043                                      | 3,707                               | 3,707                                    | 0            |
| Legal Advertising                             | 1,500                                      | 1,375                               | 4,800                                    | (3,426)      |
| Miscellaneous Mailings                        | 1,000                                      | 916                                 | 658                                      | 259          |
| Public Officials Liability Insurance          | 3,112                                      | 3,112                               | 3,027                                    | 85           |
| Tax Collector/Property Appraiser Fees         | 150                                        | 150                                 | 277                                      | (126)        |
| Trustees Fees                                 | 4,000                                      | 4,000                               | 3,500                                    | 500          |
| Website Hosting, Maintenance, Backup<br>& E   | 4,000                                      | 3,738                               | 3,737                                    | 0            |
| <b>Total Financial &amp; Administrative</b>   | <b>99,800</b>                              | <b>92,964</b>                       | <b>88,086</b>                            | <b>4,878</b> |
| Legal Counsel                                 |                                            |                                     |                                          |              |
| District Counsel                              | 25,000                                     | 22,916                              | 19,327                                   | 3,590        |
| <b>Total Legal Counsel</b>                    | <b>25,000</b>                              | <b>22,916</b>                       | <b>19,327</b>                            | <b>3,590</b> |
| Electric Utility Services                     |                                            |                                     |                                          |              |
| Utility - Street Lights                       | 14,000                                     | 12,834                              | 12,467                                   | 366          |
| Utility Services                              | 3,600                                      | 3,300                               | 408                                      | 2,892        |
| <b>Total Electric Utility Services</b>        | <b>17,600</b>                              | <b>16,134</b>                       | <b>12,875</b>                            | <b>3,258</b> |
| Water-Sewer Combination Services              |                                            |                                     |                                          |              |
| Utility - Reclaimed                           | 5,500                                      | 5,041                               | 871                                      | 4,171        |
| <b>Total Water-Sewer Combination Services</b> | <b>5,500</b>                               | <b>5,041</b>                        | <b>871</b>                               | <b>4,171</b> |
| Stormwater Control                            |                                            |                                     |                                          |              |
| Aquatic Maintenance                           | 20,000                                     | 18,334                              | 16,831                                   | 1,502        |
| Stormwater Assessments                        | 500                                        | 458                                 | 0                                        | 459          |
| Stormwater Monitoring & Maintenance           | 1,600                                      | 1,467                               | 0                                        | 1,466        |
| <b>Total Stormwater Control</b>               | <b>22,100</b>                              | <b>20,259</b>                       | <b>16,831</b>                            | <b>3,427</b> |

See Notes to Unaudited Financial Statements

**Hidden Creek North Community Development District**

## Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

|                                                   | Year Ending<br>09/30/2025 | Through<br>08/31/2025 | Year To Date<br>08/31/2025 |              |
|---------------------------------------------------|---------------------------|-----------------------|----------------------------|--------------|
|                                                   | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance |
| Other Physical Environment                        |                           |                       |                            |              |
| Entry & Walls Maintenance & Repair                | 1,000                     | 917                   | 4,900                      | (3,983)      |
| Field Services                                    | 9,000                     | 8,250                 | 0                          | 8,250        |
| General Liability Insurance                       | 3,804                     | 3,804                 | 3,700                      | 104          |
| Irrigation Repair                                 | 20,220                    | 18,535                | 14,578                     | 3,957        |
| Landscape - Mulch                                 | 10,000                    | 9,166                 | 0                          | 9,167        |
| Landscape Maintenance                             | 95,800                    | 87,817                | 104,919                    | (17,103)     |
| Property Insurance                                | 1,241                     | 1,241                 | 1,132                      | 109          |
| Well Maintenance                                  | 1,000                     | 917                   | 0                          | 917          |
| Total Other Physical Environment                  | 142,065                   | 130,647               | 129,229                    | 1,418        |
| Road & Street Facilities                          |                           |                       |                            |              |
| Sidewalk Maintenance & Repair                     | 2,000                     | 1,833                 | 235                        | 1,598        |
| Street Sign Repair & Replacement                  | 6,000                     | 5,500                 | 8,160                      | (2,660)      |
| Total Road & Street Facilities                    | 8,000                     | 7,333                 | 8,395                      | (1,062)      |
| Contingency                                       |                           |                       |                            |              |
| Miscellaneous Contingency                         | 40,820                    | 37,418                | 15,171                     | 22,248       |
| Total Contingency                                 | 40,820                    | 37,418                | 15,171                     | 22,248       |
| Total Expenditures                                | 373,885                   | 344,629               | 299,785                    | 44,845       |
| Total Excess of Revenues Over(Under) Expenditures | 0                         | 29,256                | 77,385                     | 48,130       |
| 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                         | 29,256                | 357,397                    | 328,142      |

**Hidden Creek North Community Development District**

## Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

|                                                   | Year Ending<br>09/30/2025<br>Annual Budget | Through<br>08/31/2025<br>YTD Budget | Year To Date<br>08/31/2025<br>YTD Actual | YTD Variance   |
|---------------------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------------|----------------|
| Revenues                                          |                                            |                                     |                                          |                |
| Interest Earnings                                 |                                            |                                     |                                          |                |
| Interest Earnings                                 | 0                                          | 0                                   | 4,074                                    | 4,074          |
| Special Assessments                               |                                            |                                     |                                          |                |
| Tax Roll                                          | 64,165                                     | 64,165                              | 64,165                                   | 0              |
| Total Revenues                                    | <u>64,165</u>                              | <u>64,165</u>                       | <u>68,239</u>                            | <u>4,074</u>   |
| Expenditures                                      |                                            |                                     |                                          |                |
| Contingency                                       |                                            |                                     |                                          |                |
| Capital Outlay                                    | 64,165                                     | 64,165                              | 7,032                                    | 57,133         |
| Total Contingency                                 | <u>64,165</u>                              | <u>64,165</u>                       | <u>7,032</u>                             | <u>57,133</u>  |
| Total Expenditures                                | <u>64,165</u>                              | <u>64,165</u>                       | <u>7,032</u>                             | <u>57,133</u>  |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u>                                   | <u>0</u>                            | <u>61,207</u>                            | <u>61,207</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>124,193</u>                           | <u>124,193</u> |

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

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

|                                                   | Year Ending<br>09/30/2025<br>Annual Budget | Through<br>08/31/2025<br>YTD Budget | Year To Date<br>08/31/2025<br>YTD Actual | YTD Variance   |
|---------------------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------------|----------------|
| Revenues                                          |                                            |                                     |                                          |                |
| Interest Earnings                                 |                                            |                                     |                                          |                |
| Interest Earnings                                 | 0                                          | 0                                   | 20,808                                   | 20,808         |
| Special Assessments                               |                                            |                                     |                                          |                |
| Tax Roll                                          | 381,688                                    | 381,688                             | 384,277                                  | 2,590          |
| Total Revenues                                    | <u>381,688</u>                             | <u>381,688</u>                      | <u>405,085</u>                           | <u>23,398</u>  |
| Expenditures                                      |                                            |                                     |                                          |                |
| Debt Service                                      |                                            |                                     |                                          |                |
| Interest                                          | 256,688                                    | 256,688                             | 254,075                                  | 2,612          |
| Principal                                         | 125,000                                    | 125,000                             | 125,000                                  | 0              |
| Total Debt Service                                | <u>381,688</u>                             | <u>381,688</u>                      | <u>379,075</u>                           | <u>2,612</u>   |
| Total Expenditures                                | <u>381,688</u>                             | <u>381,688</u>                      | <u>379,075</u>                           | <u>2,612</u>   |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u>                                   | <u>0</u>                            | <u>26,010</u>                            | <u>26,010</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>534,528</u>                           | <u>534,528</u> |

See Notes to Unaudited Financial Statements

**HIDDEN CREEK NORTH CDD**  
**Investment Summary**  
**August 31, 2025**

| <u>Account</u>                             | <u>Investment</u>                    | <u>Balance as of</u><br><u>August 31, 2025</u> |
|--------------------------------------------|--------------------------------------|------------------------------------------------|
| Valley National Bank                       | Governemntal Checking                | \$ 124,193                                     |
| <b>Total Reserve Fund Investments</b>      |                                      | <b>\$ 124,193</b>                              |
| Regions Bank 2019A-1 Revenue               | Goldman Sachs Financial Square Funds | \$ 340,047                                     |
| Regions Bank 2019A-1 Reserve               | Goldman Sachs Financial Square Funds | 194,142                                        |
| Regions Bank 2019A-1 Interest              | Goldman Sachs Financial Square Funds | 44                                             |
| Regions Bank 2019A-1 Principal             | Goldman Sachs Financial Square Funds | 16                                             |
| Regions Bank 2019A-1 Sinking Fund          | Goldman Sachs Financial Square Funds | 273                                            |
| Regions Bank 2019A-1 General Redemption    | Goldman Sachs Financial Square Funds | 6                                              |
| <b>Total Debt Service Fund Investments</b> |                                      | <b>\$ 534,528</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 08/01/2025 to 08/31/2025**

|                          | Fund Name        | GL posting date | Vendor name                 | Document number      | Description                                             | Balance Due     |
|--------------------------|------------------|-----------------|-----------------------------|----------------------|---------------------------------------------------------|-----------------|
| <b>283, 2340</b>         |                  |                 |                             |                      |                                                         |                 |
|                          | 283 General Fund | 08/06/2025      | Ardurra Group, Inc.         | 169363               | Engineering Services -<br>Project 2025-0136-00<br>07/25 | 1,006.25        |
|                          | 283 General Fund | 08/07/2025      | Duke Energy                 | 9101 2446 5365 07/25 | 6203 Hidden Creek<br>Blvd - Sign 07/25                  | 20.13           |
|                          | 283 General Fund | 08/22/2025      | Duke Energy                 | 9100 8611 5243 08/25 | 0 Eiland Blvd - Street-<br>lights 08/25                 | 1,159.44        |
|                          | 283 General Fund | 08/14/2025      | Kutak Rock, LLP             | 3610766              | Legal Services 07/25                                    | 547.44          |
|                          | 283 General Fund | 08/20/2025      | Pasco County Utilities      | 22914921 ACH         | 1101125-01428501<br>Hidden Creek Blvd<br>07/25          | 247.86          |
|                          | 283 General Fund | 08/22/2025      | The Observer Group,<br>Inc. | 25-01732P            | Legal Advertising<br>08/25                              | 61.25           |
|                          | 283 General Fund | 08/10/2025      | Times Publishing<br>Company | 47289-081025         | Account# TB181255<br>Legal Advertising<br>08/25         | 292.50          |
| <b>Sum for 283, 2340</b> |                  |                 |                             |                      |                                                         | <b>3,334.87</b> |
| <b>Sum for 283</b>       |                  |                 |                             |                      |                                                         | <b>3,334.87</b> |
| <b>Sum Total</b>         |                  |                 |                             |                      |                                                         | <b>3,334.87</b> |

**Hidden Creek North Community Development District**  
**Notes to Unaudited Financial Statements**  
**August 31, 2025**

**Balance Sheet**

1. Trust statement activity has been recorded through 08/31/2025.
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 5**

**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, September 2, 2025, at 10:05 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> (via conference call) |
| Ebony Bennett | <b>Assistant Secretary</b>                       |
| Michael Hunt  | <b>Assistant Secretary</b>                       |

Also present were:

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Daryl Adams     | <b>District Manager, Rizzetta &amp; Co. Inc.</b>     |
| Aimee Brodeen   | <b>Landscape Inspection, Rizzetta &amp; Co. Inc.</b> |
| Mike Eckert     | <b>District Counsel, Kutak Rock</b>                  |
| Alex Solano     | <b>Aquatic Weed Control</b> (via conference call)    |
| Lauralee Bishop | <b>Juniper Account Manager</b>                       |
| Matthew Gerich  | <b>Juniper Branch Manager</b>                        |
| Kyle Kornbau    | <b>Florida Design</b> (via conference call)          |

|          |             |
|----------|-------------|
| Audience | <b>None</b> |
|----------|-------------|

**FIRST ORDER OF BUSINESS**

**CALL TO ORDER**

Mr. Adams called the meeting to order at 10:05 a.m. and confirmed a quorum.

**SECOND ORDER OF BUSINESS**

**AUDIENCE COMMENTS**

There were no audience comments at this time.

**THIRD ORDER OF BUSINESS**

**BUSINESS ITEMS**

**A. Consideration of District Management Services Contract**

It was stated that public records representative must name an individual rather than a company.

On a Motion by Mr. Hunt, seconded by Mr. Garcia, with all in favor, the Board of Supervisors approved the District Management Services Contract with Rizzetta & Co. Inc., as revised, for the Hidden Creek North Community Development District.

**B. Consideration of District Engineer Proposals**

The Board ranked proposals from BDI (83 points), Alliant Engineering (77 points), and Lighthouse Engineering (&5 points).

On a Motion by Mr. Hunt, seconded by Mr. Schill, with all in favor, the Board of Supervisors terminated the current contract for Engineering Services with Florida Design Consultants, Inc., for the Hidden Creek North Community Development District.

On a Motion by Mr. Schill, seconded by Mr. Hunt, with all in favor, the Board of Supervisors authorized District Counsel to negotiate a contract with BDI for Engineering Services, send award notices to the bidders, & send the termination letter to Florida Design, for the Hidden Creek North Community Development District.

**FOURTH ORDER OF BUSINESS**

**STAFF REPORTS**

**A. Landscape Inspection Services**

**1. Presentation of Field Inspection Report**

Ms. Brodeen reviewed the report.

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

Mr. Adams and Mr. Eckerd gave an update on the start of the project.

On a Motion by Mr. Garcia, seconded by Ms. Bennet, with four in favor and one abstaining (Mr. Schill), the Board of Supervisors approved the Juniper watering and street tree project proposal at a cost of \$75 per hour with a maximum of \$400 per service and directed District counsel to include in the street tree project agreement for the Hidden Creek North Community Development District.

**B. Aquatic Maintenance**

**1. Presentation of AWC Aquatics Reports**

Mr. Solano presented the aquatics report.

**C. District Counsel**

Mr. Eckert provided an update regarding ongoing business.

**D. District Engineer**

There was nothing to report.

**E. District Manager**

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

Mr. Adams reviewed his report and monthly financials. He also reminded the Board that the next meeting is scheduled for October 7, 2025, at 10:00 a.m.

**FIFTH ORDER OF BUSINESS**

**BUSINESS ADMINISTRATION**

**A. Consideration of Minutes of the Board of Supervisors Meeting  
held on August 5, 2025**

On a Motion by Mr. Schill, seconded by Ms. Bennett, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on August 5, 2025, as presented, for the Hidden Creek North Community Development District.

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

On a Motion by Mr. Hunt, seconded by Mr. Schill, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for July 2025 (\$43,252.14), minus the Juniper invoices, for the Hidden Creek North Community Development District.

A brief discussion was held regarding the Juniper invoices.

On a Motion by Ms. Bennett, seconded by Mr. Garcia, with four in favor and one abstaining (Mr. Schill), the Board of Supervisors ratified the Juniper invoices included in the July Operation and Maintenance Expenditures, for the Hidden Creek North Community Development District.

**SIXTH ORDER OF BUSINESS**

**SUPERVISOR REQUESTS**

Mr. Hunt asked that Staff obtain a proposal to add a fountain with the ability for colored lights and pricing to supply the electricity.

**SEVENTH 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 Mr. Hunt, with all in favor, the Board of Supervisors adjourned the meeting at 11:04 a.m. for the Hidden Creek North Community Development District.

## Tab 6

# 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

# August 2025

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:     \$                                     **19,743.55**

### Approval of Expenditures:

\_\_\_\_ Chairperson

Vice Chairperson

Assistant Secretary

**Hidden Creek North Community Development District**  
**Paid Operation & Maintenance Expenditures**  
August 1, 2025 Through August 31, 2025

| <u>Vendor Name</u>                  | <u>Check #</u> | <u>Invoice Number</u>       | <u>Invoice Description</u>                         | <u>Invoice Amount</u> |
|-------------------------------------|----------------|-----------------------------|----------------------------------------------------|-----------------------|
| Aquatic Weed Control, Inc.          | 300098         | 112311                      | Aquatic Maintenance 08/25                          | \$ 1,476.00           |
| Duke Energy                         | 300095         | 9100 8611 5243 07/25        | 0 Eiland Blvd - Streetlights 07/25                 | \$ 1,159.21           |
| Duke Energy                         | 20250829-1     | ACH<br>9100 8611 5467 07/25 | Irrigation/Well 07/25                              | \$ 30.80              |
| Ebony P Bennett                     | 300097         | EB080525 ACH                | Board of Supervisors Meeting 08/05/25              | \$ 200.00             |
| Edward A Schill                     | 20250812-4     | ES080525 ACH                | Board of Supervisors Meeting 08/05/25              | \$ 200.00             |
| Jaime Schill                        | 20250812-5     | JS080525 ACH                | Board of Supervisors Meeting 08/05/25              | \$ 200.00             |
| Jose G Garcia                       | 20250812-1     | JG080525 ACH                | Board of Supervisors Meeting 08/05/25              | \$ 200.00             |
| Juniper Landscaping of Florida, LLC | 300099         | 347101                      | Insect and Disease Control and Fertilizer<br>07/25 | \$ 733.00             |
| Juniper Landscaping of Florida, LLC | 300099         | 348548                      | Insect and Disease Control 07/25                   | \$ 236.00             |
| Juniper Landscaping of Florida, LLC | 300099         | 349410                      | Monthly Lawn Service 08/25                         | \$ 6,869.97           |
| Kutak Rock, LLP                     | 300096         | 3598129                     | Legal Services 06/25                               | \$ 2,329.00           |
| Michael J Hunt                      | 20250812-3     | MH080525 ACH                | Board of Supervisors Meeting 08/05/25              | \$ 200.00             |

**Hidden Creek North Community Development District**  
Paid Operation & Maintenance Expenditures  
August 1, 2025 Through August 31, 2025

| <u>Vendor Name</u>       | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u>               | <u>Invoice Amount</u>      |
|--------------------------|----------------|-----------------------|------------------------------------------|----------------------------|
| Pasco County Utilities   | 20250811-1     | 22728183 ACH          | 1101125-01428501 Hidden Creek Blvd 06/25 | \$ 210.74                  |
| Rizzetta & Company, Inc. | 300094         | INV0000101200         | District Management Fees 08/25           | <u>\$ 5,698.83</u>         |
| <b>Report Total</b>      |                |                       |                                          | <u><b>\$ 19,743.55</b></u> |



## Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

Phone: 407-859-2020  
Fax: 407-859-3275

# Invoice

| Date     | Invoice # |
|----------|-----------|
| 8/1/2025 | 112311    |

**Bill To**

Hidden Creek North CDD  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

| Customer P.O. No. | Payment Terms | Due Date  |
|-------------------|---------------|-----------|
|                   | Net 30        | 8/31/2025 |

| Qty | Item     | Description                                                                                                        | Unit Price | Amount   |
|-----|----------|--------------------------------------------------------------------------------------------------------------------|------------|----------|
| 1   | LK MAINT | Monthly waterway service for the month this invoice is dated for 14 Ponds associated with Hidden Creek North, CDD. | 1,085.00   | 1,085.00 |
| 1   | LK MAINT | Monthly waterway service for the month this invoice is for 1 creek associated with Hidden Creek North, CDD.        | 391.00     | 391.00   |

**RECEIVED**  
08-05-2025

Thank you for your business.

|                         |            |
|-------------------------|------------|
| <b>Total</b>            | \$1,476.00 |
| <b>Payments/Credits</b> | \$0.00     |
| <b>Balance Due</b>      | \$1,476.00 |



duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

HIDDEN CREEK NORTH CDD  
0 EILAND BLVD  
ZEPHYRHILLS FL 33541

Bill date Jul 23, 2025

For service Jun 21 - Jul 22  
32 days

Account number **9100 8611 5243**

## Billing summary

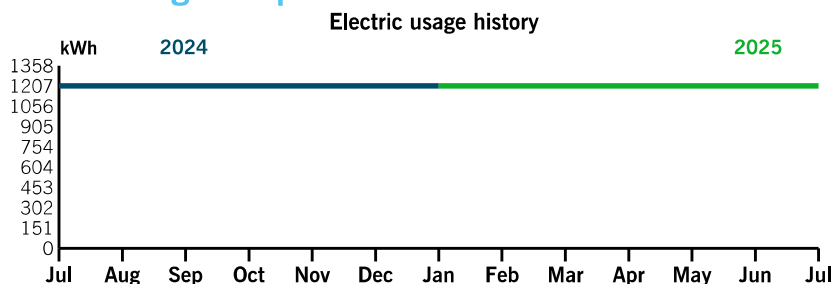
|                                |                   |
|--------------------------------|-------------------|
| Previous Amount Due            | \$1,159.21        |
| Payment Received Jul 14        | -1,159.21         |
| Current Lighting Charges       | 1,154.86          |
| Taxes                          | 4.35              |
| <b>Total Amount Due Aug 13</b> | <b>\$1,159.21</b> |



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

## Your usage snapshot



**RECEIVED**  
07-25-2025

### Average temperature in degrees

83° 83° 81° 75° 71° 63° 56° 68° 67° 75° 79° 81° 81°

|                                             | Current Month | Jul 2024 | 12-Month Usage | Avg Monthly Usage |
|---------------------------------------------|---------------|----------|----------------|-------------------|
| Electric (kWh)                              | 1,207         | 1,207    | 14,484         | 1,207             |
| Avg. Daily (kWh)                            | 38            | 37       | 40             |                   |
| 12-month usage based on most recent history |               |          |                |                   |

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8611 5243**

### Amount of automatic draft

**\$1,159.21**  
by Aug 13

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

**HIDDEN CREEK NORTH CDD**  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

8891008611524300066000000000000011592100001159218



## Your usage snapshot - Continued

| Outdoor Lighting               |           |                  |
|--------------------------------|-----------|------------------|
| Billing period Jun 21 - Jul 22 |           |                  |
| 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

| Billing Period - Jun 21 25 to Jul 22 25 |                   |
|-----------------------------------------|-------------------|
| 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> |

**Service address**  
HIDDEN CREEK NORTH CDD  
6203 HIDDEN CREEK BLVD  
IRRIGATION/WELL

Bill date Aug 6, 2025  
For service Jul 3 - Aug 4  
33 days

Account number **9100 8611 5467**

## Billing summary

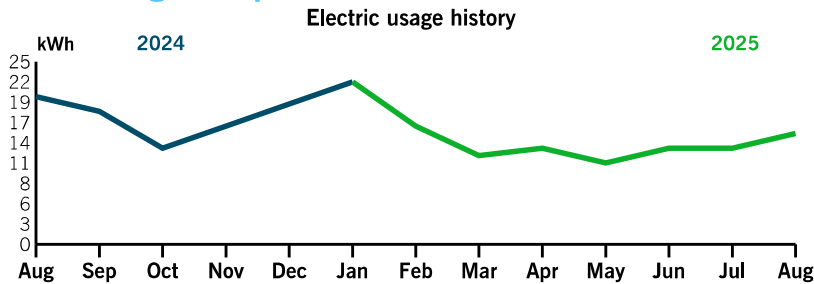
|                                |                |
|--------------------------------|----------------|
| Previous Amount Due            | \$30.80        |
| <i>Payment Received Jul 28</i> | -30.80         |
| Current Electric Charges       | 30.00          |
| Taxes                          | 0.80           |
| <b>Total Amount Due Aug 27</b> | <b>\$30.80</b> |



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

## Your usage snapshot



RECEIVED  
08-06-2025

**Average temperature in degrees**

83° 81° 75° 71° 63° 56° 68° 67° 75° 79° 81° 83° 84°

|                                             | Current Month | Aug 2024 | 12-Month Usage | Avg Monthly Usage |
|---------------------------------------------|---------------|----------|----------------|-------------------|
| Electric (kWh)                              | 15            | 20       | 181            | 15                |
| Avg. Daily (kWh)                            | 0             | 1        | 0              |                   |
| 12-month usage based on most recent history |               |          |                |                   |

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](https://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8611 5467**

**\$30.80**  
*by Aug 27*

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a **Amount enclosed**  
contribution to Share the Light

**HIDDEN CREEK NORTH CDD**  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

889100861154670006600000000000000000308000000030800



## Your usage snapshot - Continued

### Current electric usage for meter number 2771108

|                           |            |
|---------------------------|------------|
| Actual reading on Aug 4   | 4131       |
| Previous reading on Jul 3 | - 4116     |
| <hr/>                     |            |
| Energy Used               | 15 kWh     |
| Billed kWh                | 15.000 kWh |

## Billing details - Electric

### Billing Period - Jul 03 25 to Aug 04 25

#### Meter - 2771108

|                              |                |
|------------------------------|----------------|
| Customer Charge              | \$17.32        |
| Energy Charge                |                |
| 15.000 kWh @ 12.173c         | 1.81           |
| Fuel Charge                  |                |
| 15.000 kWh @ 3.925c          | 0.59           |
| Asset Securitization Charge  |                |
| 15.000 kWh @ 0.187c          | 0.03           |
| Minimum Bill Adjustment      | 10.25          |
| <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> |

**Hidden Creek North CDD**  
**Meeting Date: August 5, 2025**

**SUPERVISOR PAY REQUEST**

**RECEIVED**  
08-06-2025

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

ACH  
ACH  
ACH  
ACH  
ACH

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked present.**

**EXTENDED MEETING TIMECARD**

|                     |         |
|---------------------|---------|
| Meeting Start Time: | 10:03am |
| Meeting End Time:   | 11:16am |
| Total Meeting Time: | 1.13    |

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

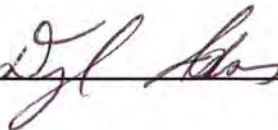
|                          |        |
|--------------------------|--------|
| Total at \$175 per Hour: | \$0.00 |
|--------------------------|--------|

**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 347101

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

| Date            | Due Date  |
|-----------------|-----------|
| 07/31/25        | 8/30/2025 |
| Account Owner   | PO#       |
| LAURALEE BISHOP |           |

| Item                                                                       | Amount   |
|----------------------------------------------------------------------------|----------|
| <b>#284001 - Hidden Creek 2024-2025 Single Ticket Maintenance Contract</b> |          |
| <i>Insect and Disease Control - 07/28/2025</i>                             | \$236.00 |
| <i>ST Augustine - 07/28/2025</i>                                           | \$497.00 |



**Grand Total** \$733.00

| 1-30 Days | 31-60 Days<br>(Past Due) | 61-90 Days<br>(Past Due) | 91-120 Days<br>(Past Due) | 121+ Days<br>(Past Due) |
|-----------|--------------------------|--------------------------|---------------------------|-------------------------|
| \$733.00  | \$9,580.76               | \$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 348548

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

| Date            | Due Date  |
|-----------------|-----------|
| 08/01/25        | 8/31/2025 |
| Account Owner   | PO#       |
| LAURALEE BISHOP |           |

| Item                                                                       | Amount          |
|----------------------------------------------------------------------------|-----------------|
| <b>#284001 - Hidden Creek 2024-2025 Single Ticket Maintenance Contract</b> |                 |
| <i>Insect and Disease Control - 07/31/2025</i>                             | <i>\$236.00</i> |



**Grand Total** **\$236.00**

| 1-30 Days | 31-60 Days<br>(Past Due) | 61-90 Days<br>(Past Due) | 91-120 Days<br>(Past Due) | 121+ Days<br>(Past Due) |
|-----------|--------------------------|--------------------------|---------------------------|-------------------------|
| \$969.00  | \$2,419.93               | \$7,160.83               | \$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 349410

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

| Date            | Due Date  |
|-----------------|-----------|
| 08/01/25        | 8/31/2025 |
| Account Owner   | PO#       |
| LAURALEE BISHOP |           |

| Item                                                                                          | Amount     |
|-----------------------------------------------------------------------------------------------|------------|
| #351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance<br>Renewal August 2025 | \$6,869.97 |



Grand Total \$6,869.97

| 1-30 Days  | 31-60 Days<br>(Past Due) | 61-90 Days<br>(Past Due) | 91-120 Days<br>(Past Due) | 121+ Days<br>(Past Due) |
|------------|--------------------------|--------------------------|---------------------------|-------------------------|
| \$7,838.97 | \$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

July 28, 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. 3598129  
9623-1

---

Re: General Counsel

For Professional Legal Services Rendered

|          |           |      |        |                                                                                                                                                                                                   |
|----------|-----------|------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 06/02/25 | M. Eckert | 0.20 | 78.00  | Prepare budget and assessment documents; prepare for budget and assessment proceedings                                                                                                            |
| 06/02/25 | K. Haber  | 0.60 | 162.00 | Revise tree replacement agreement; prepare assessment resolution; correspond with Adams regarding same                                                                                            |
| 06/03/25 | P. Avrett | 0.40 | 64.00  | Coordinate response to auditor letter                                                                                                                                                             |
| 06/03/25 | M. Eckert | 1.60 | 624.00 | Prepare for and attend board meeting; follow up from board meeting; draft RFQ for engineering services; confer with Adams; review revised audit; confer with Pridgeon; respond to auditor request |
| 06/03/25 | K. Haber  | 0.60 | 162.00 | Revise tree replacement agreement                                                                                                                                                                 |
| 06/04/25 | M. Eckert | 0.20 | 78.00  | Prepare street tree agreement                                                                                                                                                                     |
| 06/04/25 | K. Haber  | 0.20 | 54.00  | Correspond with Adams regarding street tree replacement agreement                                                                                                                                 |
| 06/09/25 | K. Haber  | 0.70 | 189.00 | Prepare agreement for tree replacement services; correspond with Adams regarding same                                                                                                             |

**KUTAK ROCK LLP**

Hidden Creek North CDD  
July 28, 2025  
Client Matter No. 9623-1  
Invoice No. 3598129  
Page 2

|             |           |      |        |                                                                                                 |
|-------------|-----------|------|--------|-------------------------------------------------------------------------------------------------|
| 06/11/25    | M. Eckert | 0.10 | 39.00  | Confer with Adams                                                                               |
| 06/12/25    | M. Eckert | 0.30 | 117.00 | Review electric lighting issue; confer with Adams                                               |
| 06/17/25    | M. Eckert | 0.10 | 39.00  | Confer with Adams and Schill                                                                    |
| 06/20/25    | K. Haber  | 0.40 | 108.00 | Revise agreement for tree removal services; correspond with Adams and Betancourt regarding same |
| 06/22/25    | M. Eckert | 0.10 | 39.00  | Review budget and assessment documents and proceedings status                                   |
| 06/24/25    | M. Eckert | 0.20 | 78.00  | Review agenda and prepare for board meeting                                                     |
| 06/30/25    | M. Eckert | 1.00 | 390.00 | Research and draft letter to county attorney; prepare for board meeting                         |
| 06/30/25    | K. Haber  | 0.40 | 108.00 | Prepare board meeting agenda memo                                                               |
| TOTAL HOURS |           | 7.10 |        |                                                                                                 |

TOTAL FOR SERVICES RENDERED \$2,329.00

TOTAL CURRENT AMOUNT DUE \$2,329.00

**RECEIVED**  
07-29-2025



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
14-92227

HIDDEN CREEK NORTH CDD

Service Address: **HIDDEN CREEK BOULEVARD**

Bill Number: 22728183

Billing Date: 7/21/2025

Billing Period: 6/5/2025 to 7/7/2025

**Pending Board of County Commissioners approval new rates, fees, and charges  
take effect Oct. 1, 2025.**

| Account #                                                                       | Customer # |
|---------------------------------------------------------------------------------|------------|
| 1101125                                                                         | 01428501   |
| Please use the 15-digit number below<br>when making a payment through your bank |            |
| 110112501428501                                                                 |            |

| Service | Meter #   | Previous |      | Current  |      | # of Days | Consumption<br>in thousands |
|---------|-----------|----------|------|----------|------|-----------|-----------------------------|
|         |           | Date     | Read | Date     | Read |           |                             |
| Reclaim | 190292554 | 6/5/2025 | 6773 | 7/7/2025 | 7087 | 32        | 314                         |

Usage History

Water

|                |     |
|----------------|-----|
| July 2025      | 314 |
| June 2025      | 229 |
| May 2025       | 156 |
| April 2025     | 43  |
| March 2025     | 72  |
| February 2025  | 40  |
| January 2025   | 172 |
| December 2024  | 79  |
| November 2024  | 3   |
| October 2024   | 7   |
| September 2024 | 6   |
| August 2024    | 65  |

Transactions

|                                   |                                   |
|-----------------------------------|-----------------------------------|
| Previous Bill                     | -43.60 CR                         |
| <b>Balance Forward</b>            | -43.60 CR                         |
| Current Transactions              |                                   |
| Reclaimed                         |                                   |
| Reclaimed                         | 314 Thousand Gals X \$0.81 254.34 |
| <b>Total Current Transactions</b> | 254.34                            |
| <b>TOTAL BALANCE DUE</b>          | <b>\$210.74</b>                   |

**RECEIVED**  
07/22/2025

Annual Water Quality Report: The 2024 Consumer Confidence  
Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a  
paper copy, please call (813) 929-2733.

Annual Water Quality Report: The 2024 Consumer Confidence  
Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1101125  
Customer # 01428501  
Balance Forward -43.60 CR  
Current Transactions 254.34

**Total Balance Due \$210.74**  
**Due Date 8/7/2025**

10% late fee will be applied if paid after due date

**The Total Due will be electronically  
transferred on 08/07/2025.**

HIDDEN CREEK NORTH CDD  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

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

# Invoice

| Date     | Invoice #     |
|----------|---------------|
| 8/2/2025 | INV0000101200 |

**Bill To:**

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

|                                  |              |                      |
|----------------------------------|--------------|----------------------|
| <b>Services for the month of</b> | <b>Terms</b> | <b>Client Number</b> |
| August                           | Upon Receipt | 00283                |

| Description                         | Qty      | Rate       | Amount     |
|-------------------------------------|----------|------------|------------|
| Accounting Services                 | 1.00     | \$1,688.08 | \$1,688.08 |
| Administrative Services             | 1.00     | \$422.08   | \$422.08   |
| Dissemination Services              | 1.00     | \$416.67   | \$416.67   |
| Email Accounts, Admin & Maintenance | 5.00     | \$20.00    | \$100.00   |
| Financial & Revenue Collections     | 1.00     | \$336.92   | \$336.92   |
| Landscape Consulting Services       | 1.00     | \$750.00   | \$750.00   |
| Management Services                 | 1.00     | \$1,885.08 | \$1,885.08 |
| Website Compliance & Management     | 1.00     | \$100.00   | \$100.00   |
|                                     |          |            |            |
|                                     |          |            |            |
|                                     |          |            |            |
| <div>RECEIVED<br/>07-30-2025</div>  | Subtotal |            | \$5,698.83 |
|                                     | Total    |            | \$5,698.83 |