



Rizzetta & Company

Hidden Creek North Community Development District

Board of Supervisors' Meeting November 4, 2025

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

www.hiddencreeknorthcdd.org

HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

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

www.hiddencreeknorthcdd.org

Board of Supervisors	Edward Schill	Chairman
	Jose Garcia	Vice Chairman
	Ebony Bennett	Assistant Secretary
	Michael Hunt	Assistant Secretary
	Jamie Schill	Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Michael Eckert	Kutak Rock LLP
District Engineer	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

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

October 28, 2025

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Hidden Creek North Community Development District will be held on **Tuesday, November 4, 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 tentative agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A.** Consideration of Fountain Proposal for Pond 3 Tab 1
- 4. STAFF REPORTS**
 - A.** Landscape Inspection Services
 1. Presentation of Field Inspection Report Tab 2
 2. Presentation of Juniper Landscape Irrigation Report
(Under Separate Cover)
 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
 2. Presentation of 3rd Quarter Website Audit..... Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors
Meeting held on September 2, 2025 Tab 6
 - B.** Consideration of the Operation and Maintenance
Expenditures for August & September 2025..... Tab 7
- 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

MAVEN

— AERATION —

**THE
MAVEN F5**



Display: 5hp 3-Tier

Est. Specs:

Height: 30ft Tall

Width: 60ft Wide



QUOTE

Hidden Creek North CDD
6248 Hidden Creek Blvd
ZEPHYRHILLS FL 33541
USA

Date
1 Oct 2025

Expiry
30 Dec 2025

Quote Number
QU-0598

Reference
New5hpFtn

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

Lake #3: New 5hp Fountain Installation

Complete installation of (1) new 5hp Maven Aeration F5 Fountain with (5) 36watt white LED lights, a 3-Tier display style, (250ft) of submersible power cables, new composite control panel w/digital timers and GFCI protection included.

Scope of Work: Mount new control panel, trench conduit to lake bank, install fountain near center of the lake, energize fountain, set timers, check all electrical components and readings.

Warranty: 4-years on floating fountain components, 3-years on LED lights, 1-year on all other parts and labor.

Item	Description	Quantity	Unit Price	Amount USD
FTNINS	New Fountain Install: (1) Maven 5hp 230v 1-phase Fountain with 3-Tier Display, (5) 36watt LED Lights, 250ft Power Cables, Control Panel w/Digital Timers + GFCI Protection. Installed Price.	1.00	14,500.00	14,500.00
			Subtotal	14,500.00
			TOTAL TAX	0.00
			TOTAL USD	14,500.00

Terms

*Customer is responsible for providing the proper electric for the fountain near the lake bank.

This is not a bill, 50% payment due at signing, remaining balance will be due NET30 from time of install completion.

If you have any questions call or email, 813-833-8610 ContactUs@FountainKings.com

Name and Signature Required to Bind Quote:

Tab 2

Hidden Creek North

Landscape Inspection Report



October 10, 2025
Rizzetta & Company
Matthew Mironchik – 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. Several Duranta 'Gold Mound' and Jasmine shrubs have either died or are dying back in the center median. The die back in shrubs should be trimmed back and dead shrubs removed completely. (pic.5a>>,5b>>)



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>)



Hidden Creek Blvd



<<5a



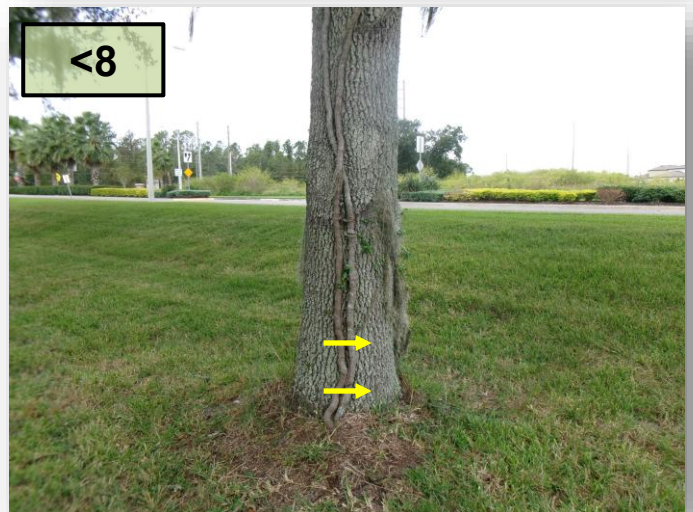
<6



<<5b



<7



<8

6. 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.6>)
7. Mature Oaks in the area just before the pump station need to have the bases line trimmed.(pic.7>)
8. Maintenance crew needs to cut a 2"-3" section from the base of Virginia Creeper Vines on all mature Oaks in are near pump station before it becomes a major issue.(pic.8>)



Hidden Creek Blvd

9. Near the intersection of Daisy Meadow Loop and Hidden Creek Drive, there is an area of turf where I observed several cars parked to drop children off at the bus stop. I recommend placing 'No Parking Anytime' signs to prevent further damage to turf areas.(pic.9)



11. In that same bed, multiple sections of drip line irrigation are missing or broken. This does not look new. This should have been discovered during most recent wet check. Please instruct crew members to notify their manager if they see broken irrigation lines while they are detailing beds to be more proactive.(pic.11)



10. The bed areas around the mailboxes on Daisy Meadow Loop are considered 'High Visibility Areas'. This bed is lacking a defined edge, and several dead grasses are present. This bed should be hard edged during every mow event; dead plant material pulled at each detail event as well as trash and debris removed.(pic.10a,10b>)



12. Tree rings need to be soft edge every other mow event. This includes redefining the edge and line trimming weeds and grass growing close to the tree.(pic.12>>)



Daisy Meadow Loop

13. Several active ant mounds are present near side walks and play areas. Please have AG team out on site to scout and treat as needed.(pic.13a,13b)



14. All manhole covers and storm drain grates must be hard edged to prevent debris from covering them. These need to be easy to find if there is ever a need to fix something with the drainage.(pic.14)



15. The conservation area along the back of the residences on Eastbrook Avenue is starting to spill over into CDD property. This needs to be trimmed back before it gets much worse.(pic.15)



16. Heading West in this same area, up to the end of the fence line, the conservation area has taken over part of the CDD property and should be pruned back to the fence line.(pic.16>>)



Daisy Meadow Loop, Castle Ridge Rd, Eiland Blvd

17. Behind the residences on Buttonweed trail, there is an old bail of hay. Do we know how long this has been here for?(pic.17)



18. On Daisy Meadow Loop, along the sidewalk in front of the retention pond 'B-5', there is a patch of turf that is bare. This has been in previous reports. Juniper to submit a proposal to replace with new turf.(pic.18>)



19. Lodge poles and braces on trees that are no longer required, should be removed to keep property looking clean and tidy. All braces and straps that are still needed to be tightened to make sure they are doing what they are supposed to.(pic.19>)

20. Tree rings continue to be an issue throughout property.(pic.20)



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)



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)



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>)



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. 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>)

29. 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>)



North of Eiland Blvd

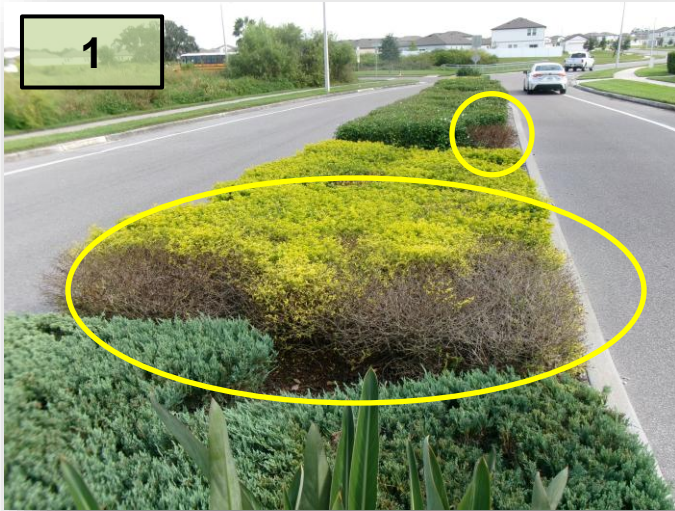
33. North of Eiland and west of the pond, two trees under 4" in diameter are showing signs of decline. The first tree has declined beyond recovery and should be removed during the next visit. The second tree is struggling but may recover; ongoing monitoring is required. An AG technician should be sent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



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 mucky grasses, and bringing mulch to fill any bare spots. (Pic 34a>, 34b>, 34c>)

Proposals

1. Juniper – Please provide a proposal to replace the dead Duranta Gold Mound and Jasmine shrubs in the front bed along Hidden Creek on the east side, with one full 3-gallon and to top off the area with pine bark mulch. (Pic 1)



2. 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 2)



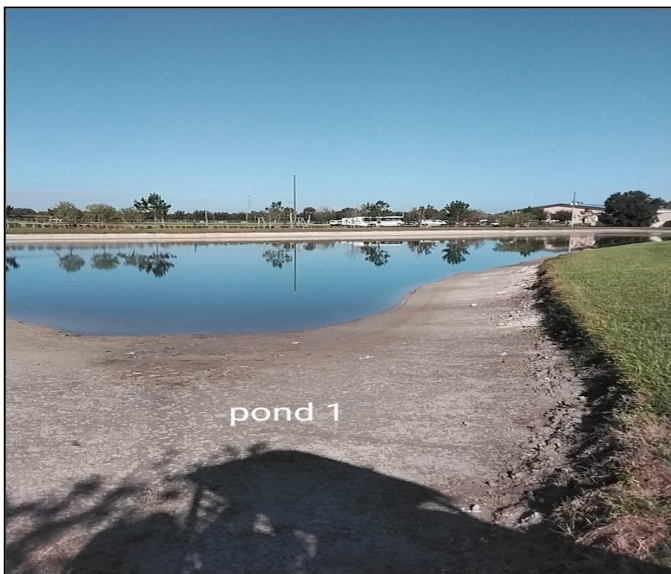
Tab 3

☐ Arrowhead ☐ Bulrush ☐ Golden Canna ☐ Naiad ☐ _____
☐ Bacopa ☐ Chara ☐ Gulf Spikerush ☐ Pickerelweed
☐ Blue Flag Iris ☐ Cordgrass ☐ Lily ☐ Soft Rush ☐

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐







☐ Soft Rush





Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

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

District Manager's Report

November 4

2025

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FINANCIAL SUMMARY

9/30/2025

General Fund Cash &
Investment Balance:

\$343,915

Reserve Fund Cash &
Investment Balance:

\$124,598

Debt Service Fund &
Investment Balance:

\$536,355

**Total Cash and Investment
Balances:**

\$1,004,868

**General Fund Expense
Variance: \$-13,020**

**Over
Budget**



Rizzetta & Company

Hidden Creek North Community Development District

**Financial Statements
(Unaudited)**

September 30, 2025

Prepared by: Rizzetta & Company, Inc.

hiddencreeknorthcdd.org
rizzetta.com

Hidden Creek North Community Development District

Balance Sheet

As of 09/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	343,915	0	0	343,915	0	0
Investments	0	124,598	536,355	660,952	0	0
Prepaid Expenses	8,468	0	0	8,468	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	536,355
Amount To Be Provided Debt Service	0	0	0	0	0	5,263,645
Total Assets	352,864	124,598	536,355	1,013,816	10,912,279	5,800,000
Liabilities						
Accounts Payable	12,792	0	0	12,792	0	0
Accrued Expenses	69,765	0	0	69,765	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,800,000
Total Liabilities	82,557	0	0	82,557	0	5,800,000
Fund Equity & Other Credits						
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	(12,061)	61,612	27,837	77,387	0	0
Total Fund Equity & Other Credits	270,307	124,598	536,355	931,259	10,912,279	0
Total Liabilities & Fund Equity	352,864	124,598	536,355	1,013,816	10,912,279	5,800,000

See Notes to Unaudited Financial Statements

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	343	343
Special Assessments				
Tax Roll	373,885	373,885	376,857	2,972
Total Revenues	373,885	373,885	377,200	3,315
Expenditures				
Legislative				
Supervisor Fees	13,000	13,000	10,000	3,000
Total Legislative	13,000	13,000	10,000	3,000
Financial & Administrative				
Accounting Services	20,257	20,257	20,257	0
Administrative Services	5,065	5,065	5,065	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	5,000	5,000	0
District Engineer	19,400	19,400	10,290	9,110
District Management	22,621	22,621	22,621	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,043	4,043	4,043	0
Legal Advertising	1,500	1,500	4,882	(3,382)
Miscellaneous Mailings	1,000	1,000	658	342
Public Officials Liability Insurance	3,112	3,112	3,027	85
Tax Collector/Property Appraiser Fees	150	150	276	(126)
Trustees Fees	4,000	4,000	3,500	500
Website Hosting, Maintenance, Backup & E	4,000	4,000	5,475	(1,475)
Total Financial & Administrative	99,800	99,800	94,296	5,504
Legal Counsel				
District Counsel	25,000	25,000	21,427	3,573
Total Legal Counsel	25,000	25,000	21,427	3,573
Electric Utility Services				
Utility - Street Lights	14,000	14,000	13,627	373
Utility Services	3,600	3,600	468	3,132
Total Electric Utility Services	17,600	17,600	14,095	3,505
Water-Sewer Combination Services				
Utility - Reclaimed	5,500	5,500	851	4,649
Total Water-Sewer Combination Services	5,500	5,500	851	4,649
Stormwater Control				
Aquatic Maintenance	20,000	20,000	18,307	1,693
Stormwater Assessments	500	500	0	500
Stormwater Monitoring & Maintenance	1,600	1,600	0	1,600
Total Stormwater Control	22,100	22,100	18,307	3,793

See Notes to Unaudited Financial Statements

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 09/30/2025	Year To Date 09/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Other Physical Environment				
Entry & Walls Maintenance & Repair	1,000	1,000	4,900	(3,900)
Field Services	9,000	9,000	0	9,000
General Liability Insurance	3,804	3,804	3,700	104
Irrigation Repair	20,220	20,220	82,080	(61,860)
Landscape - Mulch	10,000	10,000	0	10,000
Landscape Maintenance	95,800	95,800	107,687	(11,887)
Property Insurance	1,241	1,241	1,132	109
Well Maintenance	1,000	1,000	0	1,000
Total Other Physical Environment	142,065	142,065	199,499	(57,434)
Road & Street Facilities				
Sidewalk Maintenance & Repair	2,000	2,000	235	1,765
Street Sign Repair & Replacement	6,000	6,000	8,160	(2,160)
Total Road & Street Facilities	8,000	8,000	8,395	(395)
Contingency				
Miscellaneous Contingency	40,820	40,820	20,035	20,785
Total Contingency	40,820	40,820	20,035	20,785
Total Expenditures	373,885	373,885	386,905	(13,020)
Total Excess of Revenues Over(Under) Expenditures	0	0	(9,705)	(9,705)
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	0	270,307	270,307

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,478	4,478
Special Assessments				
Tax Roll	64,165	64,165	64,165	0
Total Revenues	<u>64,165</u>	<u>64,165</u>	<u>68,643</u>	<u>4,478</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) Ex- penditures	<u>0</u>	<u>0</u>	<u>61,611</u>	<u>61,611</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>62,987</u>	<u>62,987</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>124,598</u>	<u>124,598</u>

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

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	22,634	22,634
Special Assessments				
Tax Roll	381,688	381,688	384,278	2,590
Total Revenues	<u>381,688</u>	<u>381,688</u>	<u>406,912</u>	<u>25,224</u>
Expenditures				
Debt Service				
Interest	256,688	256,688	254,075	2,613
Principal	125,000	125,000	125,000	0
Total Debt Service	<u>381,688</u>	<u>381,688</u>	<u>379,075</u>	<u>2,613</u>
Total Expenditures	<u>381,688</u>	<u>381,688</u>	<u>379,075</u>	<u>2,613</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>27,837</u>	<u>27,837</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>536,355</u>	<u>536,355</u>

See Notes to Unaudited Financial Statements

HIDDEN CREEK NORTH CDD
Investment Summary
September 30, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2025</u>
Valley National Bank	Governemntal Checking	\$ 124,598
Total Reserve Fund Investments		\$ 124,598
Regions Bank 2019A-1 Revenue	Goldman Sachs Financial Square Funds	\$ 345,171
Regions Bank 2019A-1 Reserve	Goldman Sachs Financial Square Funds	190,844
Regions Bank 2019A-1 Interest	Goldman Sachs Financial Square Funds	45
Regions Bank 2019A-1 Principal	Goldman Sachs Financial Square Funds	16
Regions Bank 2019A-1 Sinking Fund	Goldman Sachs Financial Square Funds	274
Regions Bank 2019A-1 General Redemption	Goldman Sachs Financial Square Funds	5
Total Debt Service Fund Investments		\$ 536,355

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 09/01/2025 to 09/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
283, 2340						
	283 General Fund	09/08/2025	Duke Energy	9101 2446 5365	08/25 6203 Hidden Creek Blvd - Sign 08/25	20.11
	283 General Fund	09/23/2025	Duke Energy	9100 8611 5243	09/25 0 Eiland Blvd - Street-lights 09/25	1,159.57
	283 General Fund	09/16/2025	Egis Insurance Advisors, LLC	29380	Policy# 100125356 10/01/2025 - 10/01/2026	3,209.00
	283 General Fund	09/16/2025	Egis Insurance Advisors, LLC	29380	Policy# 100125356 10/01/2025 - 10/01/2026	3,922.00
	283 General Fund	09/16/2025	Egis Insurance Advisors, LLC	29380	Policy# 100125356 10/01/2025 - 10/01/2026	754.00
	283 General Fund	09/26/2025	Florida Design Consultants, Inc.	49316	Engineering Services 09/25	542.50
	283 General Fund	09/15/2025	Juniper Landscaping of Florida, LLC	356735	Irrigation Repairs 09/25	1,535.72
	283 General Fund	09/18/2025	Pasco County Utilities	23088003	ACH 1101125-01428501 Hidden Creek Blvd 08/25	30.78
	283 General Fund	09/25/2025	School Now	INV-SN-990	CDD Website Hosting Annual Service FY25-26	1,537.50
	283 General Fund	09/12/2025	The Observer Group, Inc.	25-01895P	Legal Advertising 09/25	80.94
Sum for 283, 2340						12,792.12
Sum for 283						12,792.12
Sum Total						12,792.12

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

Balance Sheet

1. Trust statement activity has been recorded through 09/30/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 5



Quarterly Compliance Audit Report

Hidden Creek North

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

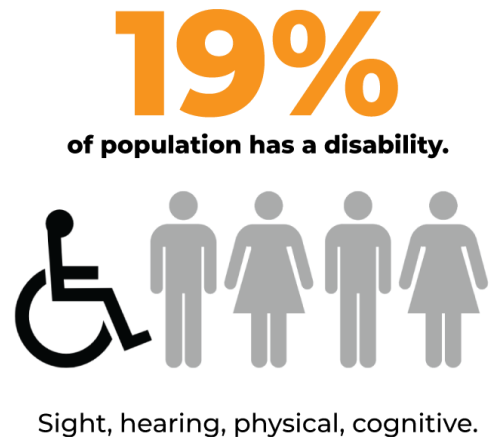
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 6

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	Chairman
Jose Garcia	Vice Chairman
Jamie Schill	Assistant Secretary (via conference call)
Ebony Bennett	Assistant Secretary
Michael Hunt	Assistant Secretary

Also present were:

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

Audience	None
----------	-------------

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 7

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

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 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 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>
Report Total				<u>\$ 19,743.55</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.

Total	\$1,476.00
Payments/Credits	\$0.00
Balance Due	\$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

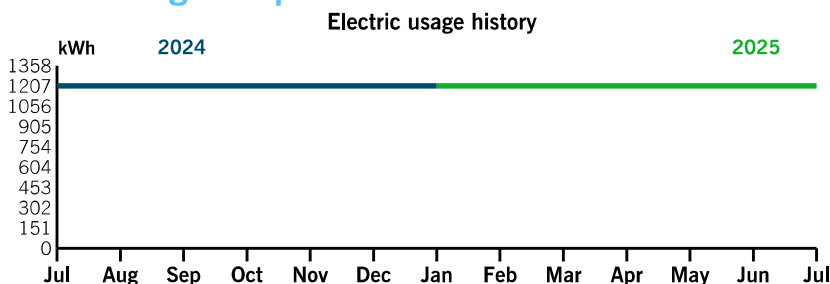
Previous Amount Due	\$1,159.21
Payment Received Jul 14	-1,159.21
Current Lighting Charges	1,154.86
Taxes	4.35
Total Amount Due Aug 13	\$1,159.21



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
Total	71	1,207 kWh

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
Total Current Charges	\$1,154.86

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

Billing details - Taxes

Regulatory Assessment Fee	\$1.01
Gross Receipts Tax	3.34
Total Taxes	\$4.35



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

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

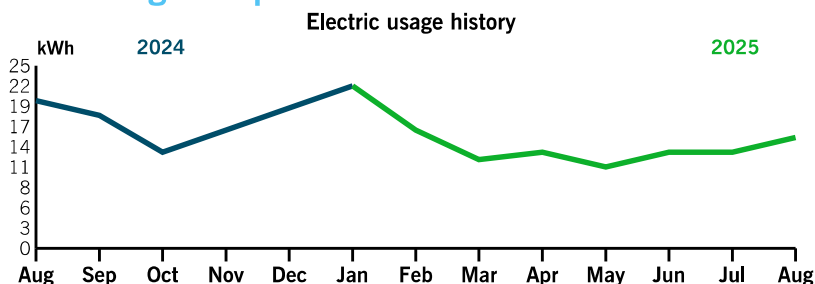
Previous Amount Due	\$30.80
Payment Received Jul 28	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 27	\$30.80



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. 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

Amount of automatic draft

\$30.80
by Aug 27

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

889100861154670006600000000000000000308000000030800



Your usage snapshot - Continued

Current electric usage for meter number 2771108	
Actual reading on Aug 4	4131
Previous reading on Jul 3	- 4116
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
Total Current Charges	\$30.00

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.

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

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: _____

[Handwritten 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 c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

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

Item	Amount
#284001 - Hidden Creek 2024-2025 Single Ticket Maintenance Contract	
<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 (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (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 c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

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

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



Grand Total **\$236.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (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 c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 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 Renewal August 2025	\$6,869.97



Grand Total \$6,869.97

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (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
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 when making a payment through your bank	
110112501428501	

Service	Meter #	Previous		Current		# of Days	Consumption 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
Balance Forward	-43.60 CR
Current Transactions	
Reclaimed	
Reclaimed	314 Thousand Gals X \$0.81 254.34
Total Current Transactions	254.34
TOTAL BALANCE DUE	\$210.74

RECEIVED
07/22/2025

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at 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. To request a

Please return this portion with payment



TO PAY ONLINE, VISIT 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

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

[illegible]

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

Operations and Maintenance Expenditures

September 2025

For Board Approval

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

The total items being presented: \$ **24,870.36**

Approval of Expenditures:

_____ Chairperson

____ Vice Chairperson

Assistant Secretary

Hidden Creek North Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	300108	113357	Aquatic Maintenance 09/25	\$ 1,476.00
Ardurra Group, Inc.	300102	169363	Engineering Services - Project 2025-0136-00 07/25	\$ 1,006.25
Costena Services, LLC	300109	42125-3 Balance	Balance - New service 39147 Daisy Meadow Loop Zephyrhills 09/25	\$ 4,863.97
Duke Energy	20250915-1	9100 8611 5243 08/25 ACH	0 Eiland Blvd - Streetlights 08/25	\$ 1,159.44
Duke Energy	20250929-1	9100 8611 5467 08/25 ACH	Irrigation/Well 08/25	\$ 30.80
Duke Energy	20250902-1	9101 2446 5365 07/25 ACH	6203 Hidden Creek Blvd - Sign 07/25	\$ 20.13
Ebony P Bennett	20250922-1	EB090225 ACH	Board of Supervisors Meeting 09/02/25	\$ 200.00
Edward A Schill	20250922-5	ES090225 ACH	Board of Supervisors Meeting 09/02/25	\$ 200.00
Florida Design Consultants, Inc.	300107	49111	Engineering Services 08/25	\$ 247.50
Jaime Schill	20250922-4	JS090225 ACH	Board of Supervisors Meeting 09/02/25	\$ 200.00
Jose G Garcia	20250922-2	JG090225 ACH	Board of Supervisors Meeting 09/02/25	\$ 200.00
Juniper Landscaping of Florida, LLC	300110	353379	Monthly Lawn Service 09/25	\$ 6,869.97
Juniper Landscaping of Florida, LLC	300110	356435	Fertilization, Insect and Disease Control 09/25	\$ 1,348.42

Hidden Creek North Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Kutak Rock, LLP	300105	3610766	Legal Services 07/25	\$ 547.44
Michael J Hunt	20250922-3	MH090225 ACH	Board of Supervisors Meeting 09/02/25	\$ 200.00
Pasco County Utilities	20250910-1	22914921 ACH	1101125-01428501 Hidden Creek Blvd 07/25	\$ 247.86
Rizzetta & Company, Inc.	300104	INV0000102245	District Management Fees 09/25	\$ 5,698.83
The Observer Group, Inc.	300106	25-01732P	Legal Advertising 08/25	\$ 61.25
Times Publishing Company	300103	47289-081025	Account# TB181255 Legal Advertising 08/25	<u>\$ 292.50</u>
Report Total				<u>\$ 24,870.36</u>



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
9/1/2025	113357

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	10/1/2025

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

Thank you for your business.

RECEIVED
09-04-2025

Total	\$1,476.00
Payments/Credits	\$0.00
Balance Due	\$1,476.00



Hidden Creek North CDD
email to CDDinvoice@rizzetta.com;
darryla@rizzetta.com; NBetancourt@rizzetta.com
3434 Colwell Ave, Ste 200
Tampa, FL 33614

August 6, 2025
Project No: 2025-0136-00
Invoice No: 169363

2025-0136-00

Hidden Creek; WUP 20 011852.004 2025; CS

Professional Services through July 31, 2025

Professional Personnel

	Hours	Rate	Amount
Sr. Project Manager	5.75	175.00	1,006.25
Totals	5.75		1,006.25
Total Labor			1,006.25

Billing Limits

	Current	Prior	To-Date
Total Billings	1,006.25	1,662.50	2,668.75
Limit			6,100.00
Remaining			3,431.25

RECEIVED
08-06-2025

Total this Invoice \$1,006.25

	Current	Prior	Total	Received	AR Balance
Billings to Date	1,006.25	1,662.50	2,668.75	1,662.50	1,006.25



Costena Services, LLC

Licensed Electrician EC13003223

30729 Burleigh Dr Wesley Chapel FL 33543

www.costenaservices.com

Call Us (813) 401-6571

Invoice

Date 9/19/2025
Job Number 42125-3
Customer Hidden Creek North CDD
Contact Darryl Adams
Job address: 39147 Daisy Meadow Loop Zephyrhills FL 33541

Scope of Work:

Completion of installation of new service pole and panel.

Total for Job \$6,948.53

Previously Paid \$2,084.56

Amount Due Now \$4,863.97

Balance Remaining \$0.00

Terms: Due upon receipt, net 10 days.

Please remit to: 30729 Burleigh Drive Wesley Chapel FL 33543

Thank you for your business!

RECEIVED
09-19-2025



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

HIDDEN CREEK NORTH CDD
O EILAND BLVD
ZEPHYRHILLS FL 33541

Bill date Aug 22, 2025

For service Jul 23 - Aug 21
30 days

Account number **9100 8611 5243**

Billing summary

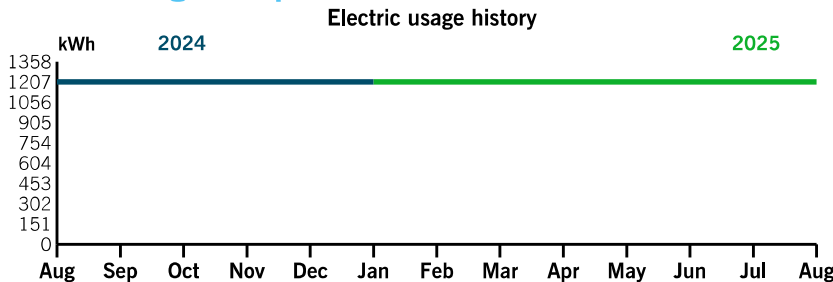
Previous Amount Due	\$1,159.21
Payment Received Aug 08	-1,159.21
Current Lighting Charges	1,155.08
Taxes	4.36
Total Amount Due Sep 12	\$1,159.44



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
08-25-2025

Average temperature in degrees

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

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,207	1,207	14,484	1,207
Avg. Daily (kWh)	40	40	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

\$1,159.44
by Sep 12

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

8891008611524300066000000000000011594400001159447

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 23 - Aug 21		
Description	Quantity	Usage
48W LED ROADWAY UG	71	1,207 kWh
Total	71	1,207 kWh

Billing details - Lighting

Billing Period - Jul 23 25 to Aug 21 25	
Customer Charge	\$1.86
Energy Charge	
1,207.000 kWh @ 6.782c	81.85
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
Total Current Charges	\$1,155.08

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

Billing details - Taxes

Regulatory Assessment Fee	\$1.01
Gross Receipts Tax	3.35
Total Taxes	\$4.36

Service address

HIDDEN CREEK NORTH CDD
6203 HIDDEN CREEK BLVD
IRRIGATION/WELL

Bill date

Sep 5, 2025

For service

Aug 5 - Sep 3
30 days

Account number

9100 8611 5467

Billing summary

Previous Amount Due	\$30.80
Payment Received Aug 27	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Sep 26	\$30.80

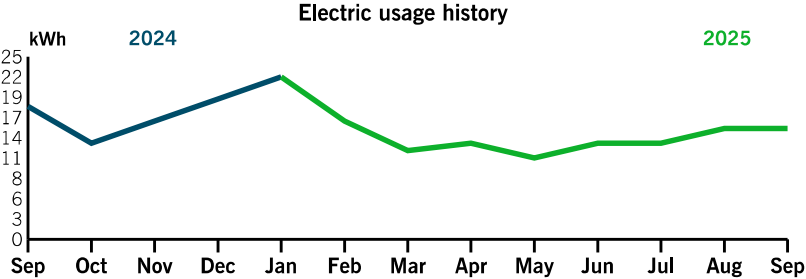
\$

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

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



Average temperature in degrees

81°	75°	71°	63°	56°	68°	67°	75°	79°	81°	83°	83°	81°
Current Month		Sep 2024	12-Month Usage		Avg Monthly Usage							
Electric (kWh)		15	18		178							
Avg. Daily (kWh)		1	1		0							
12-month usage based on most recent history												



\$

Find ways to save.

duke-energy.com/FindWays

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 5467

Amount of automatic draft

\$30.80
by Sep 26

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

889100861154670006600000000000000000308000000030800

Your usage snapshot - Continued

Current electric usage for meter number 2771108	
Actual reading on Sep 3	4146
Previous reading on Aug 5	- 4131
Energy Used	15 kWh
Billed kWh	15.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 05 25 to Sep 03 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 @ 0.194c	0.03
Minimum Bill Adjustment	10.25
Total Current Charges	\$30.00

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.

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address
HIDDEN CREEK NORTH CDD
6203 HIDDEN CREEK BLVD SIGN
ZEPHYRHILLS FL 33541

Bill date Aug 7, 2025
For service Jul 4 - Aug 5
33 days

Account number 9101 2446 5365

Billing summary

Previous Amount Due	\$19.85
Payment Received Jul 29	-19.85
Current Electric Charges	19.61
Taxes	0.52
Total Amount Due Aug 28	\$20.13



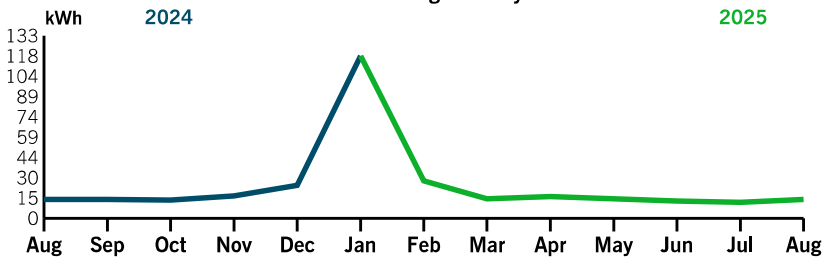
Thank you for your payment.

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 business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit duke-energy.com/MyBundle today.

Your usage snapshot

Electric usage history



RECEIVED
08-08-2025

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)	14	14	295	25
Avg. Daily (kWh)	0	0	1	
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.

Amount of automatic draft



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

Account number
9101 2446 5365

\$20.13
by Aug 28

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

889101244653650006600000000000000000201300000020137

Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8339317	Actual	Jul 4 - Aug 5
Usage Values		
Billed kWh		13.601 kWh
Billed Demand kW		0.042 kW
Load Factor		40.89 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jul 04 25 to Aug 05 25	
Meter - 8339317	
Customer Charge	\$17.85
Energy Charge	
13.601 kWh @ 5.370c	0.72
Fuel Charge	
13.601 kWh @ 3.925c	0.53
Demand Charge	
0.042 kW @ \$11.65	0.49
Asset Securitization Charge	
13.601 kWh @ 0.162c	0.02
Total Current Charges	\$19.61

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.50
Total Taxes	\$0.52

Hidden Creek North CDD
Meeting Date: September 2, 2025

SUPERVISOR PAY REQUEST

RECEIVED
09-03-2025

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:	10:05 am
Meeting End Time:	11:04 am
Total Meeting Time:	59 mins

Time Over _____ (3) Hours:

Total at \$175 per Hour: \$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

INVOICE

Remit To:

17907 Aprile Drive, Suite 150
Land O Lakes, FL 34638

Bill To: Hidden Creek North Community Development District
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
darryla@rizzetta.com
cddinvoice@rizzetta.com

Date: August 29, 2025
Project Number: 2016-078G
Invoice Number: 49111
Invoice Period: 7/12/2025 to 8/15/2025

Project: Hidden Creek North - District Engineer Services

SERVICES PERFORMED:

FDC Agreement No. 22-071A
CDD Engineer Service (0900)

- Prepare for and attend board meeting

Description	Hours	Rate	Cost
Project Engineer 2	1.50	\$165.00	\$247.50

Total Invoice Amount: \$247.50

RECEIVED
08-29-2025

David Fleeman, P.E.

Please Remit Payment to:

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



Invoice 353379

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

Date	Due Date
09/01/25	10/1/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal September 2025	\$6,869.97



Grand Total \$6,869.97

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,869.97	\$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

Please Remit Payment to:

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



Invoice 356435

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

Date	Due Date
09/10/25	10/10/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
------	--------

#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance

Renewal

<i>Palms Fertilization: March, June, September & November - 09/09/2025</i>	<i>\$164.94</i>
<i>Bahia Fertilization: June & August - 09/09/2025</i>	<i>\$940.19</i>
<i>Insect and Disease Control - 09/09/2025</i>	<i>\$243.29</i>



Grand Total \$1,348.42

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$8,218.39	\$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

August 14, 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. 3610766
9623-1

Re: General Counsel

For Professional Legal Services Rendered

07/01/25	M. Eckert	0.70	273.00	Prepare for and attend board meeting
07/17/25	M. Eckert	0.10	39.00	Confer with Betancourt; revise advertisement for RFQ for engineering services
07/17/25	K. Haber	0.20	54.00	Correspond with Betancourt regarding budget documents
07/18/25	M. Eckert	0.10	39.00	Confer with Adams regarding RFQ
07/20/25	M. Eckert	0.10	39.00	Confer with Adams and Schill regarding letter to county attorney
07/21/25	K. Haber	0.20	54.00	Correspond with Betancourt regarding budget adoption resolution
07/23/25	M. Eckert	0.10	39.00	Distribute letter to county attorney regarding traffic safety
TOTAL HOURS		1.50		

KUTAK ROCK LLP

Hidden Creek North CDD
August 14, 2025
Client Matter No. 9623-1
Invoice No. 3610766
Page 2

TOTAL FOR SERVICES RENDERED \$537.00

DISBURSEMENTS

Freight and Postage 10.44

TOTAL DISBURSEMENTS 10.44

TOTAL CURRENT AMOUNT DUE \$547.44

RECEIVED
08-14-2025



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
Pay By Phone: 1-855-786-5344

1 0 1
14-92227

HIDDEN CREEK NORTH CDD

Service Address: **HIDDEN CREEK BOULEVARD**

Bill Number: 22914921

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

**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 when making a payment through your bank	
110112501428501	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190292554	7/7/2025	7087	8/5/2025	7393	29	306

Usage History

Water

August 2025	306
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

Transactions

Previous Bill	210.74
Payment 08/07/25	-210.74 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	306 Thousand Gals X \$0.81 247.86
Total Current Transactions	247.86
TOTAL BALANCE DUE	\$247.86

RECEIVED
08-20-2025

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at 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. To request a

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1101125
Customer # 01428501
Balance Forward 0.00
Current Transactions 247.86

Total Balance Due \$247.86
Due Date 9/8/2025

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

**The Total Due will be electronically
transferred on 09/08/2025.**

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 #
9/2/2025	INV0000102245

Bill To:

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

Services for the month of	Terms	Client Number
September	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
RECEIVED 08-28-2025	Subtotal		\$5,698.83
	Total		\$5,698.83

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01732P

Date 08/22/2025

Attn:
Hidden Creek North CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01732P

\$61.25

Public Board Meetings

RE: Hidden Creek North Board of Supervisors Meeting on September 2, 2025

Published: 8/22/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$61.25

Payment is expected within 30 days of the
first publication date of your notice.

RECEIVED
08-21-2025

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF REGULAR COMMITTEE MEETING HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Hidden Creek North Community Development District will hold their regular monthly meeting on September 2, 2025 at 10:00 a.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

Daryl Adams

District Manager

August 22, 2025

25-01732P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



Fed Tax ID 59-0482470

vertising Run Dates	Advertiser Name	
8/10/25-8/10/25	HIDDEN CREEK NORTH CDD	
Billing Date	Sales Rep	Customer Account
8/10/2025	Deirdre Bonett	TB181255
Total Amount Due	Invoice Number	
\$292.50	47289-081025	

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
8/10/25	8/10/25	47289	Baylink Pasco , tampabay.com	Legal-CLS 2 col	RFQ Engineering Affidavit Fee 	2	1.00x87.00 L	\$290.50 \$2.00

tampabay.com

Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
8/10/25-8/10/25	HIDDEN CREEK NORTH CDD	
Billing Date	Sales Rep	Customer Account
8/10/2025	Deirdre Bonett	TB181255
Total Amount Due	Invoice Number	
\$292.50	47289-081025	

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter RFQ Engineering was published in said newspaper by print in the issues of 08/10/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

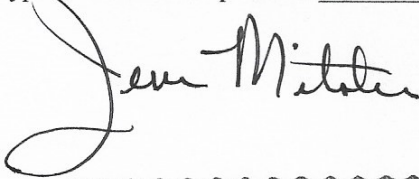
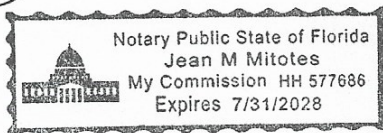
Signature of Affiant

Sworn to and subscribed before me this 08/10/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Hidden Creek North Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis related to the District's capital improvement plan, including stormwater management system, landscaping improvements, utilities, roadway improvements, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Pasco County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit eight (8) copies of Standard Form No. 330 and Qualification Statement by 5:00 p.m. on August 26, 2025 to the attention of Darryl Adams ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations for a continuing contract. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's proposed Rules of Procedure, which are available from the District Manager.

August 10, 2025

47289