



Rizzetta & Company

Hidden Creek North Community Development District

**Board of Supervisors' Meeting
February 3, 2026**

**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 Jose Garcia Ebony Bennett Michael Hunt Jamie Schill	Chairman Vice Chairman Assistant Secretary Assistant Secretary 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**

January 27, 2026

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Hidden Creek North Community Development District will be held on **Tuesday, February 3, 2026, 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. **STAFF REPORTS**
 - A. Landscape Inspection Services
 1. Presentation of Field Inspection Report Tab 1
 - B. Aquatic Maintenance
 1. Presentation of AWC Aquatics Reports Tab 2
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 1. Presentation of District Manager Report and Monthly Financials.... Tab 3
2. **BUSINESS ITEMS**
 - A. Discussion of 2026-2027 Budget
 - B. Consideration of Fountain Proposals Tab 4
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on January 6, 2026 Tab 5
 - B. Consideration of the Operation and Maintenance Expenditures for November 2025 Tab 6
 - C. Consideration of the Operation and Maintenance Expenditures for December 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

Hidden Creek North

Landscape Inspection Report



January 13, 2026
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.

➤ Some of the issues mentioned in previous reports have been resolved. There are still issues that have been presented through multiple reports. This is the time of year to get ahead of these issues in order to prevent crews from falling behind next season.

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. Palms and shrubs in entrance median bed and mailbox area on Daisy Meadow Loop have been trimmed and look good. (pic.1)



2. Turf on the endcap of the entrance median has been partially removed and has added symmetry to the bed; however, the bed extended past the dead Loropetalum near the sign. The dead Loropetalum should be removed.(pic.2>)



3. **Weeds are still prolific in all bed spaces. This is the time of year to either spray or pull the weeds before the growing season in order to prevent falling behind again.(pic.3a>,3b>>,3c>>,3d>>)**



Hidden Creek Blvd./Daisy Meadow Loop

<<3b



<<3c



<<3d



4. Dead plant material is being removed from the center median at the entrance of Hidden Creek Blvd. Please continue to instruct detail crews to remove all dead plant material. A count of all plant material should be made and proposal for replacement made for the growing season.(pic.4a,4b,4c>>,4d>>)

4a



4b

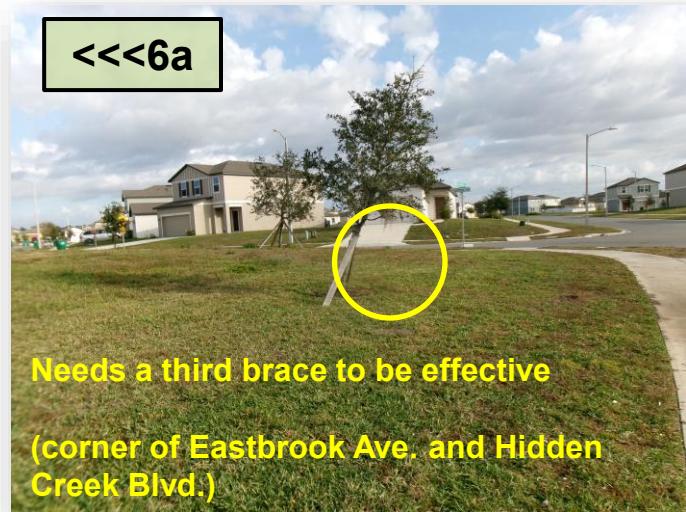


5. Weeds in the irrigation control box area near the pump station on Hidden Creek Blvd should be sprayed or pulled to keep area clean and accessible.(pic.5>>)
6. Lodge poles and braces on trees in CDD maintained areas need to be removed if they are not doing anything or replaced if needed.(pic.6a>>,6b>>)



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Hidden Creek Blvd./Eastbrook Ave./Daisy Meadow Loop



Needs a third brace to be effective

(corner of Eastbrook Ave. and Hidden Creek Blvd.)



Braces should be removed

(Daisy Meadow Loop adjacent to Mailbox area)



7. Pedestrian crossing sign is missing at crosswalk at the corner of Eastbrook Ave. West and Hidden Creek Blvd.(pic.7>>)
8. Multiple areas of turf along Hidden Creek Blvd are bare or weak. These areas should be assessed in the Spring and a proposal for replacement should be made.(pic.8a>>,8b>>,8c>>>)
9. Ornamental grass beds along Hidden Creek Blvd., near retention pond 'Tract B-4', should be trimmed and weeded.(pic.9a>>>,9b>>>)



Rizzetta & Company
Professionals in Community Management

Hidden Creek Blvd./Eastbrook Ave./Daisy Meadow Loop

<<7



<<<8c



<<8a



<<<9a



<<8b



<<<9b



Rizzetta & Company
Professionals in Community Management

All CDD Maintained Trees and Beds

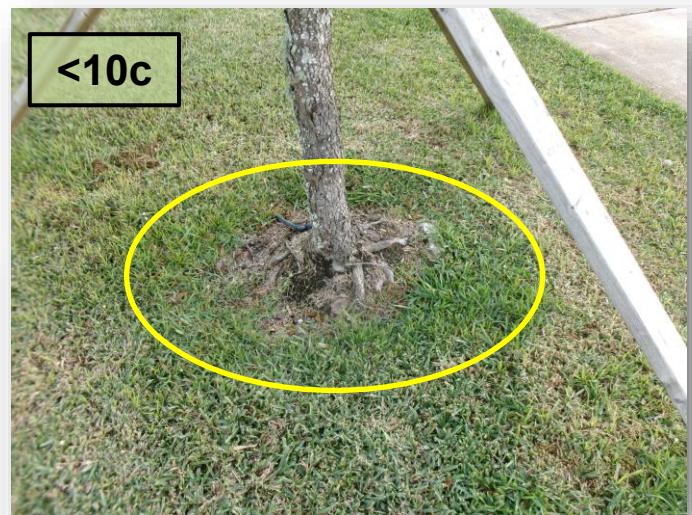
10. All tree rings around trees in CDD maintained areas need to be reestablished to prevent mechanical injury to trees. Tree rings need to be minimum of 3 feet diameter or to drip line of young trees.(pic.10a, 10b,10c>,10d>)



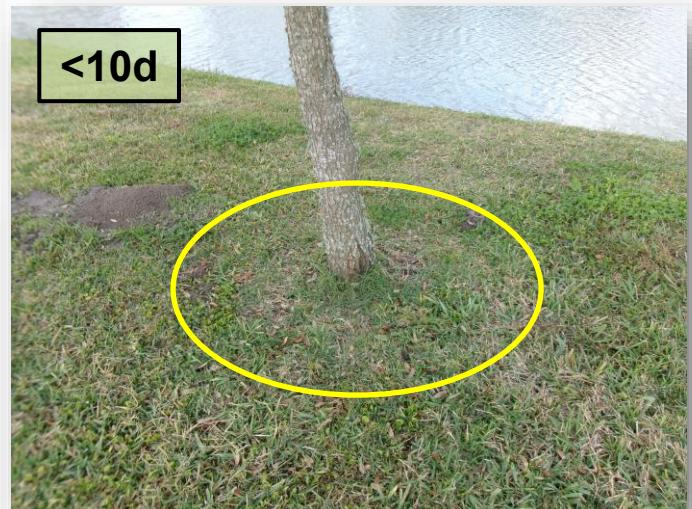
10a



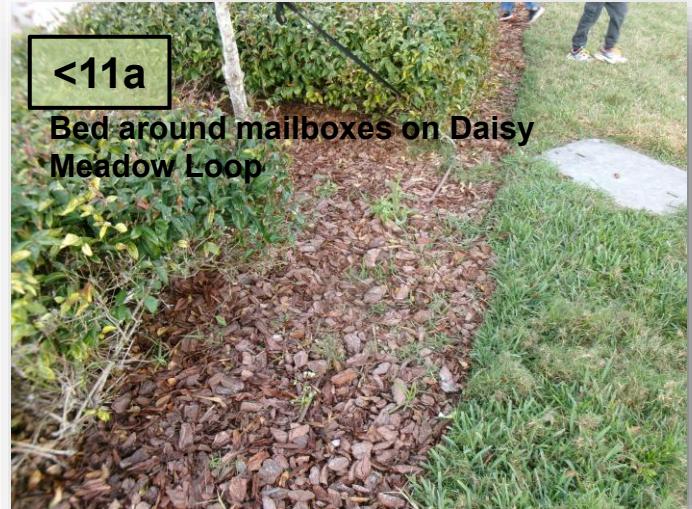
10b



<10c



<10d



<11a

Bed around mailboxes on Daisy Meadow Loop

11. There are some beds that look to have been recently mulched. Not all beds, just a select few. The bed weeds are already growing through the mulch, or mulch was placed over actively growing weeds. These beds need to be sprayed to and weeds removed.(pic.11a>,11b>>,11c>>)



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Eland Blvd./Castle Ridge Rd.



12. Dead Sabal Palms still present along Eland Blvd.. Has the proposal for removal been approved?(pic.12a>,12b>)

13. There is a dead Sabal Palm near the base of the utility pole along Eland Blvd. Westbound, just before Castle Ridge Rd., that should be removed.(pic.13>)

14. At the entrance on Castle Ridge Rd., several Duranta 'Gold Mound' have died and should be removed. A count should be taken for replacement in the Spring.(pic.14>>)



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Castle Ridge Rd./Pond Tract 'B-1'

15. Bed weeds are still present along Castle Ridge Rd..(pic.15)



16. This bed on Eland Blvd. Westbound, near pond 'Tract B-3', was only mulched halfway and was not weeded prior to the mulching that was done.(pic.16>)

17. This bed in the same area does not look to have been weeded after multiple mentions in reports.(pic.17>)

18. Again, all tree rings on CDD maintained property need to be reestablished and proper maintenance of them needs to be performed during mow events moving forward.(pic.18>)



Northwest Perimeter/Southeast Perimeter Behind Eastbrook Ave. East

19. Unmaintained beds along the Northwest perimeter fence on CDD property need to have attention paid to them to reestablish the bed lines and plant material (pic.19a,19b,19c>)



20. CDD perimeter fence gate, near the school property is locked and is being obstructed by sports equipment on CDD property. Do we have a key to this gate to make it easier for maintenance crews to access this area without having to drive all the way around?(pic.20>)

21. Conservation area along the Southeastern perimeter, on Eastbrook Ave. East, is bleeding onto CDD property and should be cut back.(pic.21a-e>>)



Southeast Perimeter Behind Eastbrook Ave. East



22. All storm drain grates and manhole covers must be maintained to prevent clogging and location purposes.(pic.22a,22b)



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Professionals in Community Management

Southeast Perimeter Behind Eastbrook Ave. East/North Perimeter Behind White Water Lily Way



22. All storm drain grates and manhole covers must be maintained to prevent clogging and location purposes.(pic.22a,22b)



Proposals

1. Replace weak and bare turf areas along Hidden Creek Blvd. in Spring. Item #8.(pic.1a-c)



2. Removal of juvenile Sabal Palm at base of utility pole on Eland Blvd. Westbound, just before Castle Ridge Rd.. Item #13.(pic.2)



Tab 2



AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 1156

Customer: HIDDEN CREEK NORTH CDD

Technician: CJAY

Date: 01/21/2026

Time: 11:12 AM

Customer Signature:

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>		<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input checked="" type="checkbox"/> Visible	<input type="checkbox"/> Backpack			<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'						<input type="checkbox"/> Rainy

FISH and WILDLIFE OBSERVATIONS

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/>
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/>
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

NATIVE WETLAND HABITAT MAINTENANCE

Beneficial Vegetation Notes:

<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Naiad	<input type="checkbox"/>	_____
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Pickerelweed		
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily	<input type="checkbox"/> Soft Rush	<input type="checkbox"/>	









AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 1156

Customer: HIDDEN CREEK NORTH CDD

Technician: CJAY

Date: 01/21/2026

Time: 01:06 PM

Customer Signature:

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>		<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input checked="" type="checkbox"/> Visible	<input type="checkbox"/> Backpack			<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'						<input type="checkbox"/> Rainy

FISH and WILDLIFE OBSERVATIONS

<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

NATIVE WETLAND HABITAT MAINTENANCE

<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily

Beneficial Vegetation Notes:

- Naiad _____
- Pickerelweed
- Soft Rush







trash pickup 2 bags



Aquatic Weed Control, Inc.

Your **CLEAR** Choice Since 1992

407-859-2020 or 800-543-6694

www.aquaticweedcontrol.net

Orlando—Tampa—Ft. Myers—Daytona Beach

Newsletter

January 2026

The “411” on Ponds

Ponds—They each have their own personality.

They are deep, shallow, round, narrow, clear and some are murky. Some are well behaved and some are not.

Deep ponds maintain themselves well. Their deep cool waters keep weeds and algae at bay. However, shallow ponds are more prone to algae and quick weed growth. They get warm quickly and seeds don't have far to fall before they hit soil and take root.

During the dry season, water levels can drop and the ponds become shallow. This leaves exposed banks that reveal a surplus of untapped nutrients. When seeds get into the exposed dirt they can take off. To prevent this from happening, our technicians do a preventive spray on the exposed banks. When the rain returns the seeds and weeds will not be there to sprout.

Ponds can be murky. New pond bottoms are either sand or clay. Until they settle in, clay ponds can look like chocolate milk.

The majority of ponds are designed for storm water run off. You can have two ponds side by side and they can behave differently. What nutrients run into these ponds from yards, streets and neighboring canals will determine if they behave well or not.

Whichever personality your ponds reflect, Aquatic Weed Control will be there to service them!



Deep
and
Shallow



Round
and
Narrow



Save A Tree

We are trying to go **Green**.

If you would prefer to receive your invoices via email, please let us know.

Email us at—DBertakis @Aquaticweedcontrol.net or Phone: 407-859-2020

Just give us 3 things...

1. The name on the account
2. Where to email the invoice
3. Contact person or Dept.

We will begin emailing your invoices.

Thank You

Customers are the heart of our business and we appreciate you each and every day!

Happy New Year!

Tab 3



UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 3, 2026 at 10:00am
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026
- **Next Election (Seats):** Term11/22 – 11/26(Seat 4-Edward); Term11/22 – 11/26 (Seat 5-Michael)

**District
Manager's
Report**

February 3

2026

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<u>FINANCIAL SUMMARY</u>	<u>12/31/2025</u>
General Fund Cash & Investment Balance:	\$619,018
Reserve Fund Cash & Investment Balance:	\$257,616
Debt Service Fund & Investment Balance:	<u>\$661,184</u>
Total Cash and Investment Balances:	\$1,537,818
General Fund Expense Variance: \$20,084	Under Budget



Rizzetta & Company

Hidden Creek North Community Development District

**Financial Statements
(Unaudited)**

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

hiddencreeknorthcdd.org
rizzetta.com

Hidden Creek North Community Development District
Balance Sheet
As of 12/31/2025
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	619,018	0	108,281	727,300	0	0
Investments	0	257,616	552,903	810,519	0	0
Accounts Receivable	17,789	0	11,911	29,699	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	673,095
Amount To Be Provided Debt Service	0	0	0	0	0	5,001,905
Total Assets	637,288	257,616	673,095	1,567,999	10,912,279	5,675,000
Liabilities						
Accounts Payable	1,174	0	0	1,174	0	0
Accrued Expenses	12,202	0	0	12,202	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,675,000
Total Liabilities	13,376	0	0	13,376	0	5,675,000
Fund Equity & Other Credits						
Beginning Fund Balance	336,273	58,632	536,355	931,259	0	0
Investment In General Fixed Assets	0	0	0	0	10,912,279	0
Net Change in Fund Balance	287,639	198,984	136,740	623,364	0	0
Total Fund Equity & Other Credits	623,912	257,616	673,095	1,554,623	10,912,279	0
Total Liabilities & Fund Equity	637,288	257,616	673,095	1,567,999	10,912,279	5,675,000

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	117	117
Special Assessments				
Tax Roll	372,281	372,281	374,552	2,271
Total Revenues	372,281	372,281	374,669	2,388
Expenditures				
Legislative				
Supervisor Fees	13,000	3,250	1,000	2,250
Total Legislative	13,000	3,250	1,000	2,250
Financial & Administrative				
Accounting Services	21,067	5,267	5,267	0
Administrative Services	5,268	1,317	1,317	0
Arbitrage Rebate Calculation	550	550	0	550
Assessment Roll	5,852	5,852	5,852	0
Auditing Services	3,500	0	0	0
Dissemination Agent	5,000	1,250	1,250	0
District Engineer	19,440	4,860	4,371	489
District Management	23,526	5,881	5,881	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,205	1,052	1,052	0
Legal Advertising	3,200	800	343	457
Miscellaneous Mailings	1,000	250	0	250
Public Officials Liability Insurance	3,405	3,405	3,209	196
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	4,000	2,916	583	2,333
Website Hosting, Maintenance, Backup & E	4,000	2,138	600	1,538
Total Financial & Administrative	104,338	35,713	29,900	5,813
Legal Counsel				
District Counsel	25,000	6,250	3,409	2,841
Total Legal Counsel	25,000	6,250	3,409	2,841
Electric Utility Services				
Utility - Street Lights	16,000	4,000	3,479	521
Utility Services	1,300	325	295	30
Total Electric Utility Services	17,300	4,325	3,774	551
Water-Sewer Combination Services				
Utility - Reclaimed	3,000	750	670	80
Total Water-Sewer Combination Services	3,000	750	670	80
Stormwater Control				
Aquatic Maintenance	26,500	6,625	4,428	2,197
Stormwater Assessments	500	125	0	125
Stormwater Monitoring & Maintenance	1,600	400	0	400
Total Stormwater Control	28,600	7,150	4,428	2,722

See Notes to Unaudited Financial Statements

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Other Physical Environment				
Entry & Walls Maintenance & Repair	1,000	250	0	250
Field Services	10,200	2,550	0	2,550
General Liability Insurance	4,663	4,663	3,922	741
Irrigation Repair	20,220	5,055	809	4,246
Landscape - Mulch	10,000	2,500	3,166	(666)
Landscape Maintenance	105,000	26,250	30,698	(4,448)
Property Insurance	1,223	1,223	754	469
Well Maintenance	1,000	250	0	250
Total Other Physical Environment	153,306	42,741	39,349	3,392
Road & Street Facilities				
Sidewalk Maintenance & Repair	2,000	500	0	500
Street Sign Repair & Replacement	5,000	1,250	0	1,250
Total Road & Street Facilities	7,000	1,750	0	1,750
Contingency				
Miscellaneous Contingency	20,737	5,184	4,500	685
Total Contingency	20,737	5,184	4,500	685
Total Expenditures	372,281	107,113	87,030	20,084
Total Excess of Revenues Over(Under) Expenditures	0	265,168	287,639	22,472
Fund Balance, Beginning of Period	0	0	336,273	336,272
Total Fund Balance, End of Period	0	265,168	623,912	358,744

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,216	1,216
Special Assessments				
Tax Roll	197,769	197,769	197,769	0
Total Revenues	197,769	197,769	198,985	1,216
Expenditures				
Contingency				
Capital Outlay	197,769	197,769	0	197,769
Total Contingency	197,769	197,769	0	197,769
Total Expenditures	197,769	197,769	0	197,769
Total Excess of Revenues Over(Under) Ex- penditures	0	0	198,985	198,985
Fund Balance, Beginning of Period	0	0	58,631	58,631
Total Fund Balance, End of Period	0	0	257,616	257,616

283 Debt Service Fund S2019A-H & A2 **Hidden Creek North Community Development District**

Statement of Revenues and Expenditures

As of 12/31/2025
(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,475	4,475
Special Assessments				
Tax Roll	381,688	381,688	383,209	1,521
Total Revenues	381,688	381,688	387,684	5,996
Expenditures				
Debt Service				
Interest	256,688	256,688	125,944	130,744
Principal	125,000	125,000	125,000	0
Total Debt Service	381,688	381,688	250,944	130,744
Total Expenditures	381,688	381,688	250,944	130,744
Total Excess of Revenues Over(Under) Expenditures	0	0	136,740	136,740
Fund Balance, Beginning of Period	0	0	536,355	536,355
Total Fund Balance, End of Period	0	0	673,095	673,095

See Notes to Unaudited Financial Statements

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2025</u>
Valley National Bank	Governemntal Checking	\$ 257,616
	Total Reserve Fund Investments	\$ 257,616
Regions Bank 2019A-1 Revenue	Goldman Sachs Financial Square Funds	\$ 360,046
Regions Bank 2019A-1 Reserve	Goldman Sachs Financial Square Funds	192,700
Regions Bank 2019A-1 Interest	Goldman Sachs Financial Square Funds	67
Regions Bank 2019A-1 Principal	Goldman Sachs Financial Square Funds	16
Regions Bank 2019A-1 Sinking Fund	Goldman Sachs Financial Square Funds	68
Regions Bank 2019A-1 General Redemption	Goldman Sachs Financial Square Funds	6
	Total Debt Service Fund Investments	\$ 552,903

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/R Ledger
1from 12/01/2025 to 12/31/2025

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
283, 2340						
	283-001	283 General Fund	Pasco County Tax Collector	AR00002922	12110	10/01/2025
						17,788.86
Sum for 283, 2340						17,788.86
283, 2341						
	283-200	283 Debt Service Fund S2019A-1 & A-2	Pasco County Tax Collector	AR00002922	12110	10/01/2025
						11,910.91
Sum for 283, 2341						11,910.91
Sum for 283						29,699.77
Sum Total						29,699.77

Hidden Creek North Community Development District
Summary A/P Ledger
From 12/01/2025 to 12/31/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
283, 2340					
283 General Fund	12/19/2025	Juniper Landscaping of Florida, LLC	373661	Irrigation Repair 12/25	808.88
283 General Fund	12/19/2025	Pasco County Utilities	23624863 11/25 ACH	Water Services 11/25	223.21
283 General Fund	12/28/2025	Times Publishing Company	69440-122825	Legal Advertising 12/25	142.00
Sum for 283, 2340					1,174.09
Sum for 283					1,174.09
Sum Total					1,174.09

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY 25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice #AR00002922 in the amount of \$11,625.24 was received in January 2026.
6. Debt Service Fund – Payment for Invoice #AR00002922 in the amount of \$7,783.92 was received in January 2026.

Tab 4

MAVEN

AERATION

THE
MAVEN F5



Display: 5hp 3-Tier

Est. Specs:

Height: 30ft Tall

Width: 60ft Wide

Warranty:

- 4-years on Pump and Motor
- 3-years on LED Lights
- 1-year on Control Components



QUOTE

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

Date 22 Jan 2026 Fountain Kings Inc.
Expiry 22 Mar 2026 5668 Fishhawk Crossing
Quote Number QU-0598 Blvd #155
Reference New5hpFtn LITHIA FL 33547
UNITED STATES

Lake #3: New 5hp Fountain Installation (revised 01/22/26)

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.

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 & all other parts and labor.

* 1-year of Quarterly Fountain Maintenance is included at no additional charge.

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	14,750.00	14,750.00
			Subtotal	14,750.00
			TOTAL TAX	0.00
			TOTAL USD	14,750.00

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:



QUOTE

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

Date 22 Jan 2026 Fountain Kings Inc.
Expiry 22 Mar 2026 5668 Fishhawk Crossing
Quote Number QU-0677 Blvd #155
Reference New5hpFtn (VFD) LITHIA FL 33547
UNITED STATES

Lake #3: New 5hp Fountain Installation (VFD Drive Option)

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.

*System will include a VFD drive to control the fountain pump.

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 & labor. 1-year on VFD drive.

* 1-year of Quarterly Fountain Maintenance is included at no additional charge.

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. *System will be controlled by a VFD drive. Installed Price.	1.00	16,750.00	16,750.00
			Subtotal	16,750.00
			TOTAL TAX	0.00
			TOTAL USD	16,750.00

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:

**FOUNTAIN DESIGN GROUP, INC.
dba CASCADE FOUNTAINS DIV.**

7628 N.W 6th AVENUE BOCA RATON, FL. 33487
SERVICE CENTERS : ORLANDO AND TAMPA
PHONE: (800) 446-1537 FAX (561) 994-3944

PROPOSAL # 8346

Date: January. 26, 2026

To: Rizzetta & Co.
5844 Old Pasco Road, Ste. 100
Wesley Chapel, Fl. 33544
Attn: Darryl Adams
Attn: Natasha Betancourt
Office: 813-994-1001
Email: darryla@rizzetta.com
Email: nbetancourt@rizzetta.com

Ship To: Hidden Creek North
6203 Hidden Creek Blvd.
Zephyrhills, Fl. 33541

Equipment: Floating Fountain

Scope of Work:

Deliver and install one (1) Aries 300, 3hp, 230v, single phase lake fountains with two (2) White LED lights and 200' of power cables on the fountain. Cascade Fountains will float the fountain into position in the lake and properly moor it in place. The fountain will meet or exceed all NEC and local electrical codes.

Cascade Fountains will provide a Listed UL508A Industrial Control Panels for the fountain. It is the responsibility of an electrician to mount the control panel, hot wire the controls with the proper wiring and load requirements.

Electrician must provide a conduit, 2" minimum from the control panel location to the lake edge for the power cables coming from the fountain to the controls (conduit size is determined by the size of the power cables. Consult with Cascade Fountains about wire sizes and recommended conduit sizing).

Cascade Fountains will run the power cables from the fountain to the controls and terminate the wiring on the fountain side of the panel. Cascade Fountains will start the fountain, test the system and make any adjustments to the spray pattern that are necessary.

- * All Permits are the responsibility of others. All of our fountains are ETL Listed and all Control Panels are UL Listed.
- * A three year warranty on fountain components, including labor, from the date of installation.

Total Cost **\$13,734.00**

**Respectfully Submitted,
FOUNTAIN DESIGN GROUP**

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted. Fountain Design Group, Inc. is authorized to complete the work as specified.

Signature:

CONDITIONS

All work is to be completed in a workmanlike manner. Any alteration from specifications involving extra costs will be executed only upon written approval from the client and will become an additional charge from the approved proposal amount

Date

Tab 5

**Hidden Creek North Community Development District
Minutes of Meeting
Page 1**

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, January 6, 2026, at 10:08 a.m.** at the offices of Rizzetta & Company Inc., located at 5844 Old Pasco Road, Wesley Chapel, FL 33544.

Present were:

Edward Schill **Chairman**
Michael Hunt **Assistant Secretary**
Jose Garcia **Vice Chairman**

Also present were:

Daryl Adams
Jamie Schill
Ebony Bennett
Mike Eckert
Alex Solano
Lauralee Bishop
Robert Durrell
District Manager, Rizzetta & Co. Inc.
Assistant Secretary (via conference call)
Assistant Secretary (via conference call)
District Counsel, Kutak Rock (via conference call)
Aquatic Weed Control
Juniper Account Manager (via conference call)
RDI Engineering (via conference call)

Audience **None**

CALL TO ORDER

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

SECOND ORDER OF BUSINESS

AUDIENCE COMMENTS

There were no audience comments at this time.

THIRD ORDER OF BUSINESS

AUDIENCE COMMENTS

THIRD ORDER OF BUSINESS

41 **A. Landscape Inspection Services Report**
42 Mr. Adams reviewed the report, followed by Ms. Bishop's response to the landscape
43 report.

B. Aquatic Maintenance Report (Under Separate Cover)

45 **B. Aquatic Maintenance Report (Under Separate Cover)**
46 No report provided.

Hidden Creek North Community Development District
Minutes of Meeting
Page 2

48 **C. District Counsel**

49 No report was provided.

50 **D. District Engineer**

52 Mr. Dvorak discussed the Pasco County Traffic Calming Program and the requirement
53 for five resident requests.

54 Mr. Dvorak reviewed the erosion report and will provide proposals for the high-priority
55 items.

57 **1. Consideration of BDI District Engineer Contract**

59 On a Motion by Mr. Garcia, seconded by Mr. Hunt, with all in favor, the Board of
60 Supervisors approved the District Counsel to execute the contract for the District, for the
61 Hidden Creek North Community Development District.

62 **E. District Manager**

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

64 Mr. Adams reviewed his report and monthly financials. He also reminded the Board that
65 the next meeting is scheduled for February 3, 2026, at 10:00 a.m.

66 **FOURTH ORDER OF BUSINESS**

67 **BUSINESS ITEMS**

68 **A. Consideration of Professional Environmental Consulting Services**

69 On a Motion by Mr. Schill, seconded by Ms. Hunt, with all in favor, the Board of Supervisors
70 approved Professional Environmental Consulting Services, not to exceed \$6,420, for the
71 Hidden Creek North Community Development District.

72 **FIFTH ORDER OF BUSINESS**

73 **BUSINESS ADMINISTRATION**

74 **A. Consideration of Minutes of the Board of Supervisors Meeting
75 held on December 2, 2025**

76 On a Motion by Mr. Schill, seconded by Mr. Garcia, with all in favor, the Board of
77 Supervisors approved the Minutes of the Board of Supervisors Meeting held on
78 December 2, 2025, as presented, for the Hidden Creek North Community Development
79 District.

80 **B. Consideration of Operation and Maintenance Expenditures November 2025**

81 Item tabled for the next meeting.

82 **SIXTH ORDER OF BUSINESS**

83 **SUPERVISOR REQUESTS**

84 The Board requested that the Pasco County Traffic Calming report and the erosion report
85 be provided to the Board.

Hidden Creek North Community Development District
Minutes of Meeting
Page 3

83 **SEVENTH ORDER OF BUSINESS**

ADJOURNMENT

84
85 Mr. Adams stated that if there were no further business to come before the Board,
86 a motion to adjourn the meeting would be in order.
87

88
89
90
91
92
93 On a motion by Mr. Garcia, seconded by Mr. Schill, with all in favor, the Board of
Supervisors adjourned the meeting at 10:50 a.m. for the Hidden Creek North Community
Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 6

Hidden Creek North Community Development District

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.hiddencreeknorthcdd.org

Operations and Maintenance Expenditures
November 2025
For Board Approval

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

The total items being presented: \$ **82,269.87**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Hidden Creek North Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ardurra Group, Inc.	300125	173723	Engineering Services - Project 2025-0136-00 09/25	\$ 962.50
Duke Energy	20251105-1	100725-910190135640 ACH	Electric Services 09/25	\$ 69.93
Duke Energy	20251117-1	9100 8611 5243 10/25 ACH	0 Eiland Blvd - Streetlights 10/25	\$ 1,159.57
Juniper Landscaping of Florida, LLC	300001	359180	Irrigation Repair 09/25	\$ 65,965.90
Juniper Landscaping of Florida, LLC	300126	361849	Landscape Maintenance 10/25	\$ 375.00
Juniper Landscaping of Florida, LLC	300127	362596	Landscape Maintenance 10/25	\$ 375.00
Juniper Landscaping of Florida, LLC	300127	362597	Landscape Maintenance 10/25	\$ 375.00
Juniper Landscaping of Florida, LLC	300127	362598	Landscape Maintenance 10/25	\$ 375.00
Juniper Landscaping of Florida, LLC	300127	362599	Landscape Maintenance 10/25	\$ 375.00
Juniper Landscaping of Florida, LLC	300127	362600	Landscape Maintenance 10/25	\$ 375.00
Juniper Landscaping of Florida, LLC	300127	362601	Landscape Maintenance 10/25	\$ 375.00
Juniper Landscaping of Florida, LLC	300127	362602	Landscape Maintenance 10/25	\$ 375.00

Hidden Creek North Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Juniper Landscaping of Florida, LLC	300129	363240	Landscape Maintenance 10/25	\$ 1,875.00
Juniper Landscaping of Florida, LLC	300131	366497	Insect & Disease Control 10/25	\$ 243.29
Kutak Rock, LLP	300130	3642937	Legal Services 09/25	\$ 2,469.45
Kutak Rock, LLP	300132	3657144	Legal Services 10/25	\$ 149.00
Pasco County Utilities	20251102-1	23255552 ACH	1101125-01428501 Hidden Creek Blvd 09/25	\$ 202.00
Rizzetta & Company, Inc.	300124	INV0000104475	District Management Fees 11/25	\$ 5,972.17
The Observer Group, Inc.	300128	25-02249P	Legal Advertising 10/25	\$ 59.06
Times Publishing Company	300133	66024-112325	Legal Advertising 11/25	\$ 142.00
Report Total				\$ 82,269.87



October 14, 2025

Project No: 2025-0136-00

Invoice No: 173723

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

Project Manager: Edward Craig
Total Contract: 6,100.00

Project 2025-0136-00 Hidden Creek; WUP 20 011852.004 2025; CS

Hidden Creek; WUP 20 011852.004 2025; CS

Professional Services from September 1, 2025 to September 30, 2025

Phase 001 Water Use Permit Compliance

Professional Personnel

	Hours	Rate	Amount
Sr. Project Manager	5.50	175.00	962.50
Totals	5.50		962.50
Total Labor			962.50

Billing Limits

	Current	Prior	To-Date
Total Billings	962.50	2,668.75	3,631.25
Limit			6,100.00
Remaining			2,468.75
Total this Phase			\$962.50
Total this Invoice			\$962.50

RECEIVED
10-16-2025

Billings to Date

	Current	Prior	Total	Received	AR Balance
Labor	962.50	2,668.75	3,631.25		
Totals	962.50	2,668.75	3,631.25	2,668.75	962.50

Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
362289055	Actual	Sep 22 - Oct 3
Usage Values		
Billed kWh	0.993 kWh	
Billed Demand kW	0.944 kW	
Load Factor	0.37 %	



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 - Sep 22 25 to Oct 03 25

Meter - 362289055

Customer Charge	\$7.14
Energy Charge	
0.993 kWh @ 5.370c	0.05
Fuel Charge	
0.993 kWh @ 3.925c	0.04
Demand Charge	
0.944 kW @ \$11.65 @ 0.40000	4.39
Total Current Charges	\$11.62

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 - Other Charges and Credits

Connection Fee	\$58.00
Total Other Charges and Credits	\$58.00

Billing details - Taxes

Regulatory Assessment Fee	\$0.01
Gross Receipts Tax	0.30
Total Taxes	\$0.31



Your usage snapshot - Continued

Outdoor Lighting

Billing period Sep 23 - Oct 23

Description	Quantity	Usage
48W LED ROADWAY UG	71	1,207 kWh
Total	71	1,207 kWh

Billing details - Lighting

Billing Period - Sep 23 25 to Oct 23 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 @ 0.062c	0.75
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	\$1,155.21

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

Please Remit Payment to:

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



Invoice 359180

Bill To
Hidden Creek North CDD - Maintenance c/o Rizzetta and Company 30400 Country Point Blvd Wesley Chapel, FL 33543

Date	Due Date
09/30/25	10/30/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#328342 - Tree Removal/Install (Phase 1)				\$65,965.90

Irrigation Renovation - 09/30/2025

Irrigation Technician Labor 20.00HR \$75.00 \$1,500.00

Site Prep - 09/29/2025

Bed Prep - Plant, Sod, Debris Removal 80.00HR \$60.00 \$4,800.00

Enhancement Labor 126.00HR \$60.00 \$7,560.00

Debris by the truck 12.001 \$350.00 \$4,200.00

Crape Myrtle, Natchez, Standard, 07-10' x 3-4', 1.5-2" cal, STD - 30G 116.0030g \$300.00 \$34,800.00

Pine Bark, 03CF bag - 03CF 116.0003CF \$8.50 \$986.00

Bobcat Rental 5.00EA \$500.00 \$2,500.00

TreeGator Watering Bag 25 gal. 116.00EA \$70.00 \$8,120.00

Command Soil 10.00Yard \$149.99 \$1,499.90

Grand Total \$65,965.90

RECEIVED
10-01-2025

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$75,720.01	\$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.

Please Remit Payment to:

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



Invoice 361849

Bill To
Hidden Creek North CDD - Maintenance c/o Rizzetta and Company 30400 Country Point Blvd Wesley Chapel, FL 33543

Date	Due Date
10/13/25	11/12/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#356481 - Watering Contract				\$375.00
<i>Landscape Material - 10/08/2025</i>				
Labor - 10/08/25	5.00	\$75.00	\$375.00	

RECEIVED
10-13-2025

Grand Total **\$375.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$74,746.59	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 362596

Bill To
Hidden Creek North CDD - Maintenance c/o Rizzetta and Company 30400 Country Point Blvd Wesley Chapel, FL 33543

Date	Due Date
10/20/25	11/19/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#366422 - Watering Contract				\$375.00
<i>Landscape Material - 10/09/2025</i>				
Labor - 10/09/25	5.00	\$75.00	\$375.00	

RECEIVED
10-20-2025

Grand Total **\$375.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$75,835.87	\$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.

Please Remit Payment to:

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



Invoice 362597

Bill To
Hidden Creek North CDD - Maintenance c/o Rizzetta and Company 30400 Country Point Blvd Wesley Chapel, FL 33543

Date	Due Date
10/20/25	11/19/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#366726 - Watering Contract				\$375.00
<i>Landscape Material - 10/13/2025</i>				
Labor - 10/13/25	5.00	\$75.00	\$375.00	

RECEIVED
10-20-2025

Grand Total **\$375.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$75,835.87	\$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.

Please Remit Payment to:

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



Invoice 362598

Bill To
Hidden Creek North CDD - Maintenance c/o Rizzetta and Company 30400 Country Point Blvd Wesley Chapel, FL 33543

Date	Due Date
10/20/25	11/19/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#367964 - Watering St Trees				\$375.00
<i>Landscape Material - 10/15/2025</i>				
Labor - 10/15/25	5.00	\$75.00	\$375.00	

RECEIVED
10-20-2025

Grand Total **\$375.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$75,835.87	\$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.

Please Remit Payment to:

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



Invoice 362599

Bill To
Hidden Creek North CDD - Maintenance c/o Rizzetta and Company 30400 Country Point Blvd Wesley Chapel, FL 33543

Date	Due Date
10/20/25	11/19/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#367965 - Watering St Trees				\$375.00
<i>Landscape Material - 10/17/2025</i>				
Labor - 10/17/25	5.00	\$75.00	\$375.00	

RECEIVED
10-20-2025

Grand Total **\$375.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$75,835.87	\$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.

Please Remit Payment to:

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



Invoice 362600

Bill To
Hidden Creek North CDD - Maintenance c/o Rizzetta and Company 30400 Country Point Blvd Wesley Chapel, FL 33543

Date	Due Date
10/20/25	11/19/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#367967 - Watering Contract				\$375.00
<i>Landscape Material - 10/16/2025</i>				
Labor - 10/16/25	5.00	\$75.00	\$375.00	

RECEIVED
10-20-2025

Grand Total **\$375.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$75,835.87	\$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.

Please Remit Payment to:

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



Invoice 362601

Bill To
Hidden Creek North CDD - Maintenance c/o Rizzetta and Company 30400 Country Point Blvd Wesley Chapel, FL 33543

Date	Due Date
10/20/25	11/19/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#367972 - Watering St Trees				\$375.00
<i>Landscape Material - 10/14/2025</i>				
Labor - 10/14/25	5.00	\$75.00	\$375.00	

RECEIVED
10-20-2025

Grand Total **\$375.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$75,835.87	\$0.00	\$0.00	\$0.00	\$0.00

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

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Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 362602

Bill To
Hidden Creek North CDD - Maintenance c/o Rizzetta and Company 30400 Country Point Blvd Wesley Chapel, FL 33543

Date	Due Date
10/20/25	11/19/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#367982 - Watering Contract				\$375.00
<i>Landscape Material - 10/07/2025</i>				
Labor - 10/07/25	5.00	\$75.00	\$375.00	

RECEIVED
10-20-2025

Grand Total **\$375.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$75,835.87	\$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.

Please Remit Payment to:

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



Invoice 363240

Bill To
Hidden Creek North CDD - Maintenance c/o Rizzetta and Company 30400 Country Point Blvd Wesley Chapel, FL 33543

Date	Due Date
10/27/25	11/26/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#367969 - Street Tree Watering				\$1,875.00
<i>Landscape Material - 10/24/2025</i>				
Enhancement Labor	25.00HR	\$73.33	\$1,833.21	

RECEIVED
10-27-2025

Grand Total **\$1,875.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$77,710.87	\$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.

Please Remit Payment to:

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



Invoice 366497

Bill To
Hidden Creek North CDD - Maintenance c/o Community Development District P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
10/31/25	11/30/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal	
<i>Insect and Disease Control - 10/31/2025</i>	\$243.29
	<hr/>
	Grand Total
	\$243.29

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$11,988.26	\$65,965.90	\$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.

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

October 28, 2025

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

Invoice No. 3642937
9623-1

Re: General Counsel

For Professional Legal Services Rendered

09/02/25	M. Eckert	4.20	1,638.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
09/03/25	M. Eckert	0.70	273.00	Confer with Schill regarding board meeting; revise street tree agreement; follow up from board meeting
09/03/25	K. Haber	1.60	432.00	Prepare notice of award and protest letters for engineering services and district engineer services agreement; correspond with Adams and Betancourt regarding same
09/06/25	L. Whelan	0.10	38.50	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/16/25	M. Eckert	0.10	39.00	Confer with Brisendine regarding management agreement
TOTAL HOURS		6.70		

KUTAK ROCK LLP

Hidden Creek North CDD
October 28, 2025
Client Matter No. 9623-1
Invoice No. 3642937
Page 2

TOTAL FOR SERVICES RENDERED \$2,420.50

DISBURSEMENTS

Travel Expenses 48.95

TOTAL DISBURSEMENTS 48.95

TOTAL CURRENT AMOUNT DUE \$2,469.45

RECEIVED
10-28-2025

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

November 19, 2025

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

Invoice No. 3657144
9623-1

Re: General Counsel

For Professional Legal Services Rendered

10/28/25	M. Eckert	0.10	39.00	Prepare for board meeting
10/29/25	M. Eckert	0.20	78.00	Prepare general election resolution
10/29/25	S. Watkins	0.20	32.00	Draft general election resolution and notice
TOTAL HOURS		0.50		
TOTAL FOR SERVICES RENDERED				\$149.00
TOTAL CURRENT AMOUNT DUE				<u>\$149.00</u>



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: 23255552

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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	9/4/2025	7431	10/6/2025	7631	32	200

Usage History

	Water
October 2025	200
September 2025	38
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

Transactions		
Previous Bill		30.78
Payment 10/06/25		-30.78 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	200 Thousand Gals X \$1.01	202.00
Total Current Transactions		202.00
TOTAL BALANCE DUE		\$202.00

RECEIVED
10-21-2025



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	202.00
Total Balance Due	\$202.00
Due Date	11/6/2025

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

**The Total Due will be electronically
transferred on 11/06/2025.**

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 #
11/2/2025	INV0000104475

Bill To:

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

Services for the month of		Terms		Client Number
November		Upon Receipt		00283
Description		Qty	Rate	Amount
Accounting Services		1.00	\$1,755.58	\$1,755.58
Administrative Services		1.00	\$439.00	\$439.00
Dissemination Services		1.00	\$416.67	\$416.67
Email Accounts, Admin & Maintenance		5.00	\$20.00	\$100.00
Financial & Revenue Collections		1.00	\$350.42	\$350.42
Landscape Consulting Services		1.00	\$850.00	\$850.00
Management Services		1.00	\$1,960.50	\$1,960.50
Website Compliance & Management		1.00	\$100.00	\$100.00

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02249P

Date 10/17/2025

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 # 25-02249P	\$59.06
Public Board Meetings RE: Hidden Creek North Board of Supervisors Meeting on November 4, 2025	
Published: 10/17/2025	

Important Message	Paid	()
Please include our Serial # on your check	Total	\$59.06

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

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

RECEIVED
10-16-2025

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 November 04, 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
October 17, 2025

25-02249P

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Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
11/23/25-11/23/25	HIDDEN CREEK NORTH CDD	
Billing Date	Sales Rep	Customer Account
11/23/2025	Deirdre Bonett	TB181255
Total Amount Due	Invoice Number	
\$142.00	66024-112325	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
11/23/25	11/23/25	66024	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Regular Meeting Affidavit Fee	2	1.00x42.00 L	\$140.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
11/23/25-11/23/25	HIDDEN CREEK NORTH CDD	
Billing Date	Sales Rep	Customer Account
11/23/2025	Deirdre Bonett	TB181255
Total Amount Due	Invoice Number	
\$142.00	66024-112325	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

66024

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 Regular Meeting was published in said newspaper by print in the issues of 11/23/25 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.



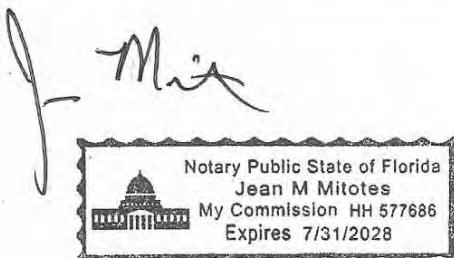
Signature of Affiant

Sworn to and subscribed before me this 11/23/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced



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 December 2, 2025 at 10:00 a.m. at the offices of Rizzetta & Company, Inc., located at 5841 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.

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Daryl Adams
District Manager
Run Date: 11/23/2025

66024

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
December 2025
For Board Approval

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

The total items being presented: \$ **27,918.77**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

Hidden Creek North Community Development District
Paid Operation & Maintenance Expenditures
December 1, 2025 Through December 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.	300134	115583	Aquatic Maintenance 11/25	\$ 1,476.00
Ardurra Group, Inc.	300140	176985	Engineering Services 11/25	\$ 918.75
Duke Energy	20251203-1	110625-910086115467 ACH	Electric Services 10/25	\$ 30.80
Duke Energy	20251203-2	110725-910124465365 ACH	Electric Services 10/25	\$ 20.45
Duke Energy	20251203-3	110725-910190135640 ACH	Electric Services 10/25	\$ 18.35
Duke Energy	20251215-1	112125-910086115243 ACH	Electric Services 11/25	\$ 1,159.57
Duke Energy	20251229-2	910086115467-120425 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	300141	910124465365-120525	Electric Services 11/25	\$ 21.99
Duke Energy	20251229-1	910190135640-120525 ACH	Electric Services 11/25	\$ 20.56
Ebony P Bennett	20251205-1	EBennett120225-283 ACH	Board of Supervisors Meeting 12/02/25	\$ 200.00
Edward A Schill	20251205-4	ESchill120225-283 ACH	Board of Supervisors Meeting 12/02/25	\$ 200.00
Jaime Schill	20251205-2	JSchill120225-283 ACH	Board of Supervisors Meeting 12/02/25	\$ 200.00

Hidden Creek North Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Jose G Garcia	20251205-3	JGarcia120225-283 ACH	Board of Supervisors Meeting 12/02/25	\$ 200.00
Juniper Landscaping of Florida, LLC	300135	365790	Landscape Maintenance 11/25	\$ 6,869.97
Juniper Landscaping of Florida, LLC	300135	367394	Fertilizer, Insect & Disease 11/25	\$ 1,014.40
Juniper Landscaping of Florida, LLC	300138	367800	Landscape Replacement 11/25	\$ 103.09
Juniper Landscaping of Florida, LLC	300142	369431	Fertilizer, Insect & Disease 11/25	\$ 683.48
Juniper Landscaping of Florida, LLC	300142	370282	Landscape Maintenance 12/25	\$ 6,869.97
Juniper Landscaping of Florida, LLC	300144	372229	Landscape Maintenance 12/25	\$ 375.00
Juniper Landscaping of Florida, LLC	300144	372405	Insect & Disease Control 12/25	\$ 243.29
Kutak Rock, LLP	300143	3673229	Legal Services 11/25	\$ 875.00
Michael J Hunt	20251205-5	MHunt120225-283 ACH	Board of Supervisors Meeting 12/02/25	\$ 200.00
Pasco County Utilities	20251210-1	112125-23490370 ACH	Water Services 10/25	\$ 215.13
Rizzetta & Company, Inc.	300136	INV0000105290	Accounting Services 12/25	\$ 5,972.17
Report Total				\$ 27,918.77



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
11/1/2025	115583

Bill To

Hidden Creek North CDD
PO. Box 32414
Charlotte, NC 28232

Customer P.O. No.	Payment Terms	Due Date
	Net 30	12/1/2025

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.

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



December 12, 2025

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

Project No: 2025-0136-00
Invoice No: 176985

Project Manager: Edward Craig

Project 2025-0136-00 Hidden Creek; WUP 20 011852.004 2025; CS

Hidden Creek; WUP 20 011852.004 2025; CS

Professional Services from November 1, 2025 to November 30, 2025

Phase 001 Water Use Permit Compliance

Professional Personnel

	Hours	Rate	Amount
Sr. Project Manager	5.25	175.00	918.75
Totals	5.25		918.75
Total Labor			918.75

Billing Limits

	Current	Prior	To-Date
Total Billings	918.75	3,631.25	4,550.00
Limit			6,100.00
Remaining			1,550.00
Total this Phase			\$918.75
Total this Invoice			\$918.75

Billings to Date

	Current	Prior	Total	Received	AR Balance
Labor	918.75	3,631.25	4,550.00		
Totals	918.75	3,631.25	4,550.00	3,631.25	918.75

ARDURRA GROUP, INC.

Remit Address: PO Box 23402 | Tampa, FL 33623 | Remit Email: Accounts_Receivable@ardurra.com

Your usage snapshot - Continued

Current electric usage for meter number 2771108

Actual reading on Nov 4	4174
Previous reading on Oct 3	- 4159
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 - Oct 03 25 to Nov 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 @ 0.194c	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

Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8339317	Actual	Oct 4 - Nov 5
Usage Values		
Billed kWh	16.701 kWh	
Billed Demand kW	0.042 kW	
Load Factor	50.21 %	



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 - Oct 04 25 to Nov 05 25

Meter - 8339317

Customer Charge	\$17.85
Energy Charge	
16.701 kWh @ 5.370c	0.89
Fuel Charge	
16.701 kWh @ 3.925c	0.66
Demand Charge	
0.042 kW @ \$11.65	0.49
Asset Securitization Charge	
16.701 kWh @ 0.181c	0.03
Total Current Charges	\$19.92

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	0.51
Total Taxes	\$0.53

Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
362289055	Actual	Oct 4 - Nov 5
Usage Values		
Billed kWh		0.001 kWh
Billed Demand kW		0.002 kW
Load Factor		0.06 %



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 - Oct 04 25 to Nov 05 25

Meter - 362289055

Customer Charge	\$17.85
Demand Charge	
0.002 kW @ \$11.65	0.02
Total Current Charges	\$17.87

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	0.46
Total Taxes	\$0.48

Your usage snapshot - Continued

Outdoor Lighting
Billing period Oct 24 - Nov 20

Description	Quantity	Usage
48W LED ROADWAY UG	71	1,207 kWh
Total	71	1,207 kWh

Billing details - Lighting

Billing Period - Oct 24 25 to Nov 20 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 @ 0.062c	0.75
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	\$1,155.21

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

Your usage snapshot - Continued

Current electric usage for meter number 2771108

Actual reading on Dec 2	4186
Previous reading on Nov 5	- 4174
Energy Used	12 kWh
Billed kWh	12.000 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 - Nov 05 25 to Dec 02 25
Meter - 2771108

Customer Charge	\$17.32
Energy Charge 12,000 kWh @ 12.173c	1.45
Fuel Charge 12,000 kWh @ 3.925c	0.47
Asset Securitization Charge 12,000 kWh @ 0.194c	0.02
Minimum Bill Adjustment	10.74
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

Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8339317	Actual	Nov 6 - Dec 3
Usage Values		
Billed kWh	17.580 kWh	
Billed Demand kW	0.164 kW	
Load Factor	15.95 %	



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 - Nov 06 25 to Dec 03 25

Meter - 8339317

Customer Charge	\$17.85
Energy Charge	
17.580 kWh @ 5.370c	0.94
Fuel Charge	
17.580 kWh @ 3.925c	0.69
Demand Charge	
0.164 kW @ \$11.65	1.91
Asset Securitization Charge	
17.580 kWh @ 0.181c	0.03
Total Current Charges	\$21.42

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	0.55
Total Taxes	\$0.57

Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
362289055	Actual	Nov 6 - Dec 3
Usage Values		
Billed kWh	3,340 kWh	
Billed Demand kW	0.160 kW	
Load Factor	3.11 %	



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 - Nov 06 25 to Dec 03 25

Meter - 362289055

Customer Charge	\$17.85
Energy Charge	
3,340 kWh @ 5.370c	0.18
Fuel Charge	
3,340 kWh @ 3.925c	0.13
Demand Charge	
0.160 kW @ \$11.65	1.86
Asset Securitization Charge	
3,340 kWh @ 0.181c	0.01
Total Current Charges	\$20.03

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	0.51
Total Taxes	\$0.53

**Hidden Creek North CDD
SUPERVISOR PAY REQUEST**

Meeting Date: December 2, 2025

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00am
Meeting End Time:	11:01am
Total Meeting Time:	

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

Total at \$400 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$400 per Hour:	\$0.00

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

DM Signature: Daryl Adams

Please Remit Payment to:

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



Invoice 365790

Bill To
Hidden Creek North CDD - Maintenance c/o Community Development District P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/01/25	12/1/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal November 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)
\$11,744.97	\$65,965.90	\$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.

Please Remit Payment to:

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



Invoice 367394

Bill To
Hidden Creek North CDD - Maintenance c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/07/25	12/7/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal	
Ornamental Fertilization: March, June & October - 11/03/2025	\$343.29
Bahia Fertilization: March, APRIL, April & October - 11/03/2025	\$427.82
Insect and Disease Control - 11/03/2025	\$243.29
<hr/>	
Grand Total	\$1,014.40

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$13,002.66	\$65,965.90	\$0.00	\$0.00	\$0.00

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Please Remit Payment to:

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



Invoice 367800

Bill To
Hidden Creek North CDD - Maintenance c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/14/25	12/14/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal	
<i>Specialty Plant Materials: March, June & October - 11/03/2025</i>	\$103.09
	Grand Total \$103.09

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$12,730.75	\$65,965.90	\$0.00	\$0.00	\$0.00

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Please Remit Payment to:

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



Invoice 369431

Bill To
Hidden Creek North CDD - Maintenance c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/26/25	12/26/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal	
Palms Fertilization: March, June, September & November - 11/24/2025	\$164.94
St. Augustine Fertilization: May, July & August - 11/24/2025	\$275.25
Insect and Disease Control - 11/24/2025	\$243.29
<hr/>	
Grand Total	\$683.48

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$8,914.23	\$0.00	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 370282

Bill To
Hidden Creek North CDD - Maintenance c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
12/01/25	12/31/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal December 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)
\$15,540.91	\$243.29	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 372229

Bill To
Hidden Creek North CDD - Maintenance c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
12/05/25	1/4/2026
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#375814 - Watering Contract				\$375.00
<i>Landscape Material - 12/03/2025</i>				
Labor - 12/02/25	5.00	\$75.00	\$375.00	
				Grand Total \$375.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$9,045.94	\$6,869.97	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 372405

Bill To
Hidden Creek North CDD - Maintenance c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
12/08/25	1/7/2026
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal	
<i>Insect and Disease Control - 12/01/2025</i>	\$243.29
	Grand Total \$243.29

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$8,274.83	\$7,884.37	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

K U T A K R O C K L L P**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

December 16, 2025

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

Invoice No. 3673229
9623-1

Re: General Counsel

For Professional Legal Services Rendered

11/01/25	P. O'Bryant	0.20	68.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/13/25	M. Eckert	0.10	39.00	Confer with Adams regarding need for right of way maintenance agreement
11/14/25	K. Haber	0.60	162.00	Confer and correspond with Pasco County's Planning Department regarding right of way maintenance
11/16/25	M. Eckert	0.10	39.00	Research right of way maintenance process
11/17/25	K. Haber	0.20	54.00	Correspond with Adams regarding right of way agreement with Pasco County
11/19/25	K. Haber	0.40	108.00	Correspond with Adams regarding maintenance agreement with Pasco County
11/25/25	K. Haber	0.20	54.00	Correspond with Adams regarding right of way permit application

KUTAK ROCK LLP

Hidden Creek North CDD
December 16, 2025
Client Matter No. 9623-1
Invoice No. 3673229
Page 2

11/28/25	M. Eckert	0.90	351.00	Review agenda; review draft minutes and provide comments; research ownership history of Hidden Creek Boulevard
TOTAL HOURS		2.70		
TOTAL FOR SERVICES RENDERED				\$875.00
TOTAL CURRENT AMOUNT DUE				<u>\$875.00</u>



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: 23490370

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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	10/6/2025	7631	11/5/2025	7844	30	213

Usage History

	Water
November 2025	213
October 2025	200
September 2025	38
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

Transactions		
Previous Bill		202.00
Payment 11/06/25		-202.00 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	213 Thousand Gals X \$1.01	215.13
Total Current Transactions		215.13
TOTAL BALANCE DUE		\$215.13

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	215.13
Total Balance Due	\$215.13
Due Date	12/8/2025

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

**The Total Due will be electronically
transferred on 12/08/2025.**

HIDDEN CREEK NORTH CDD
PO BOX 32414
Charlotte NC 28232

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 #
12/2/2025	INV0000105290

Bill To:

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