



Rizzetta & Company

# Hidden Creek North Community Development District

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**Board of Supervisors' Meeting  
April 7, 2026**

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

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

# HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

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

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

March 31, 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, April 7, 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. Presentation of Community Asset Management Report ..... Tab 1
    1. Street Tree Project
  - 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. Presentation of 4<sup>th</sup> Quarterly Website Audit ..... Tab 4
- 2. BUSINESS ITEMS**
  - A. Discussion of 2026-2027 Budget
  - B. Consideration of Fountain Proposals ..... Tab 5
  - C. Consideration of Costena Services Entrance Lighting Proposal ..... Tab 6
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Meeting held on January 6, 2026 ..... Tab 7
  - B. Consideration of the Operation and Maintenance Expenditures for November 2025, December 2025, January 2026 and February 2026 ..... Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,  
*Daryl Adams*  
District Manager

# Tab 1

# Hidden Creek North

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## COMMUNITY ASSET MANAGEMENT REPORT



March 23, 2026

Rizzetta & Company

Matthew Mironchik – Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

# Summary/Hidden Creek Blvd.

## General Updates, Recent & Upcoming Maintenance Events.

- Frost damage has effected much of the plant material throughout the property. An audit should be conducted after the threat of frost has subsided and a proposal for replacement be made. Plant material should not be cut back until threat of frost is gone.

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. Bed weeds are present throughout property and should be pulled or sprayed prior to the growing season to prevent falling behind.(1a-1i>>>)**



# Hidden Creek Blvd./Castle Ridge Rd./Eiland Blvd.



2. Sidewalks must be hard edged during each mow event. Due to the current schedule, weeds will grow longer, but we need to make sure they are not growing over the sidewalks.(pic.2>>)
3. 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.4>>)

# Hidden Creek Blvd./Eastbrook Ave.



5. There is an area at the corner of Hidden Creek Blvd. and Eastbrook Ave. that looks unmaintained. The area looks to fall in a grey area between the homeowner and CDD property. Is this area CDD property from the homeowner's fence line?(pic.5>)

6. All storm drain grates and utility boxes need to be hard edged in order to keep debris from clogging or hiding these areas. They should also be blown off after each mow event.(pic.6a>-6d>>)



# All CDD Maintained Ornamentals Bed and Turf Areas



8. Some of the plant material in the center median along Hidden Creek Blvd. and at the Castle Ridge Rd. entrance is starting to show some signs of growth. Plant material such as the Jasmine should be hard pruned to allow the new growth to flush out. Other plant material, like the Duranta Gold Mound should be considered for replacement. Even if this does come back it will take a long time and some of the plants have died back prior to the frost.(pic.8a>-8f>>)

9. Crack weeds should be sprayed during each detail event.(pic.9>>>)



# Hidden Creek Blvd./Castle Ridge Rd./Southeast Perimeter



10. Crew members should be instructed to remove sucker growth on all trees on CDD maintained property.

11. Southeast border, where the conservation area borders CDD property needs to be properly maintained. This area has been noted multiple times and the areas are getting worse. This needs to be cleaned to prevent the conservation area from over taking CDD property.(pic.11a-11h>>)



# Southeast Perimeter(between Eastbrook Ave and Eiland)



# 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



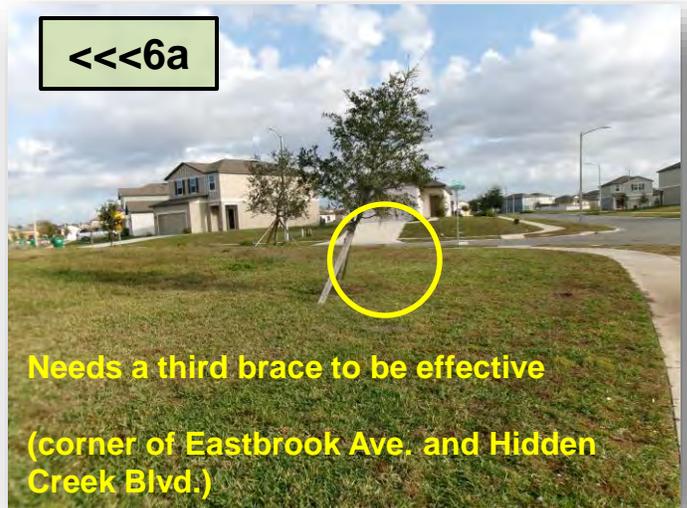
4. Dead plant material is being removed from the center median at the entrance of Hidden Creek Blvd. Please continue to instruct detail crews to remove all dead plant material. A count of all plant material should be made and proposal for replacement made for the growing season.(pic.4a,4b,4c>>,4d>>)



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>>>)



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



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>>>)

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



<<7



<<<8c



<<8a



<<<9a



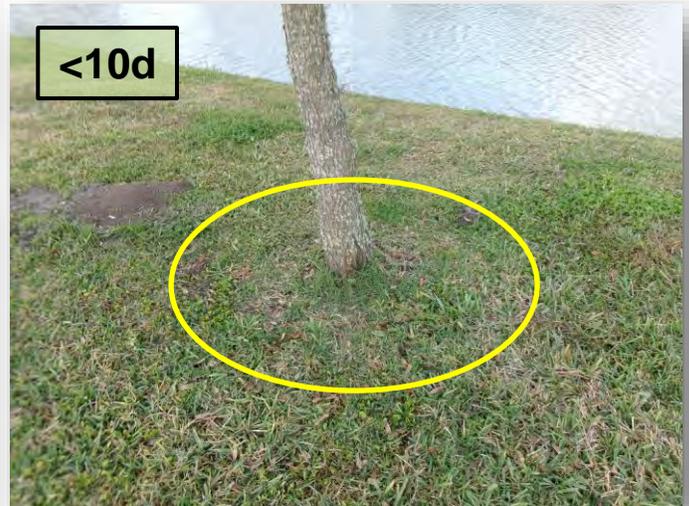
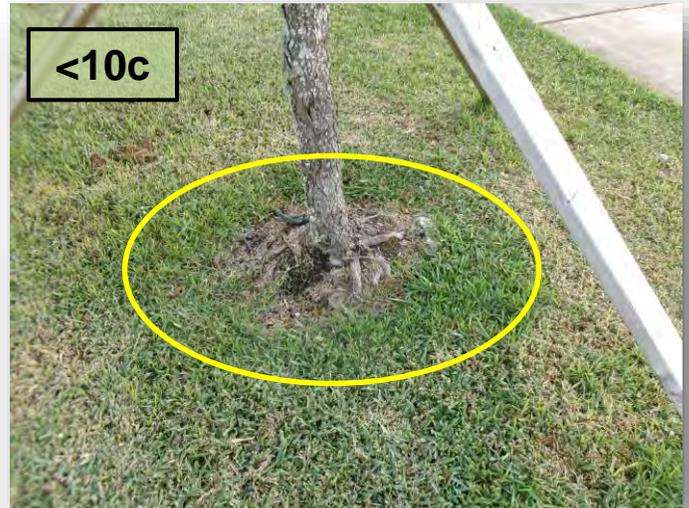
<<8b



<<<9b

# 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>)



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>>)



# 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>>)



# 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>)



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>>)



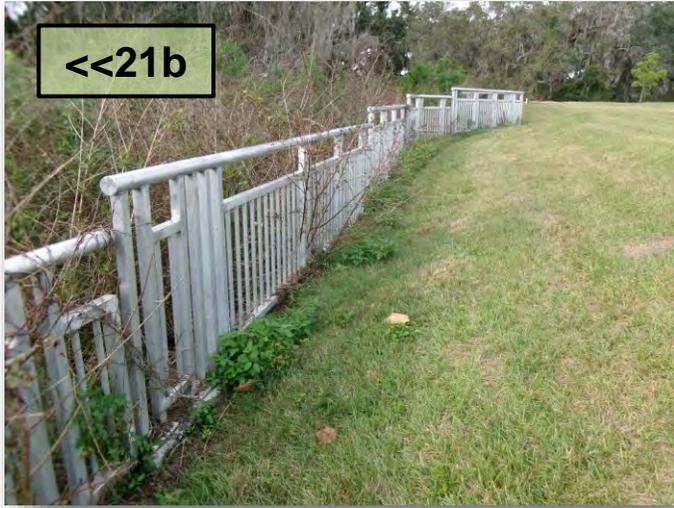
# Southeast Perimeter Behind Eastbrook Ave. East



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



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.

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

District  
Manager's  
Report

April 7

2026

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<u>FINANCIAL SUMMARY</u>	<u>2/28/2026</u>
General Fund Cash & Investment Balance:	\$587,319
Reserve Fund Cash & Investment Balance:	\$259,078
Debt Service Fund & Investment Balance:	<u>\$673,651</u>
<b>Total Cash and Investment Balances:</b>	<b>\$1,520,048</b>
<b>General Fund Expense Variance: \$38,782</b>	<b>Under Budget</b>



Rizzetta & Company

# **Hidden Creek North Community Development District**

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**Financial Statements  
(Unaudited)**

**February 28, 2026**

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

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

**Hidden Creek North Community Development District**

Balance Sheet

As of 02/28/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	587,319	0	0	587,319	0	0
Investments	0	259,078	673,651	932,728	0	0
Accounts Receivable	4,486	0	3,003	7,490	0	0
Refundable Deposits	481	0	0	481	0	0
Fixed Assets	0	0	0	0	4,141,743	0
Amount Available in Debt Service	0	0	0	0	0	676,654
Amount To Be Provided Debt Service	0	0	0	0	0	4,998,346
<b>Total Assets</b>	<b>592,286</b>	<b>259,078</b>	<b>676,654</b>	<b>1,528,018</b>	<b>4,141,743</b>	<b>5,675,000</b>
<b>Liabilities</b>						
Accounts Payable	2,725	0	0	2,725	0	0
Accrued Expenses	5,362	0	0	5,362	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,675,000
<b>Total Liabilities</b>	<b>8,087</b>	<b>0</b>	<b>0</b>	<b>8,087</b>	<b>0</b>	<b>5,675,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	336,273	58,632	536,355	931,259	0	0
Investment In General Fixed Assets	0	0	0	0	4,141,743	0
Net Change in Fund Balance	247,926	200,446	140,299	588,672	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>584,199</b>	<b>259,078</b>	<b>676,654</b>	<b>1,519,931</b>	<b>4,141,743</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>592,286</b>	<b>259,078</b>	<b>676,654</b>	<b>1,528,018</b>	<b>4,141,743</b>	<b>5,675,000</b>

See Notes to Unaudited Financial Statements

**Hidden Creek North Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	219	219
Special Assessments				
Tax Roll	372,281	372,281	374,982	2,701
<b>Total Revenues</b>	<u>372,281</u>	<u>372,281</u>	<u>375,201</u>	<u>2,920</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	13,000	5,417	2,000	3,417
<b>Total Legislative</b>	<u>13,000</u>	<u>5,417</u>	<u>2,000</u>	<u>3,417</u>
Financial & Administrative				
Accounting Services	21,067	8,778	8,778	0
Administrative Services	5,268	2,195	2,195	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	2,083	2,083	0
District Engineer	19,440	8,100	9,873	(1,773)
District Management	23,526	9,803	9,802	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,205	1,752	1,752	0
Legal Advertising	3,200	1,333	485	849
Miscellaneous Mailings	1,000	417	0	416
Public Officials Liability Insurance	3,405	3,405	3,209	196
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	4,000	4,000	584	3,417
Website Hosting, Maintenance, Backup & E	4,000	2,537	1,000	1,537
<b>Total Financial &amp; Administrative</b>	<u>104,338</u>	<u>50,980</u>	<u>45,788</u>	<u>5,192</u>
Legal Counsel				
District Counsel	25,000	10,417	5,318	5,099
<b>Total Legal Counsel</b>	<u>25,000</u>	<u>10,417</u>	<u>5,318</u>	<u>5,099</u>
Electric Utility Services				
Utility - Street Lights	16,000	6,667	4,655	2,012
Utility Services	1,300	541	422	119
<b>Total Electric Utility Services</b>	<u>17,300</u>	<u>7,208</u>	<u>5,077</u>	<u>2,131</u>
Water-Sewer Combination Services				
Utility - Reclaimed	3,000	1,250	968	282
<b>Total Water-Sewer Combination Services</b>	<u>3,000</u>	<u>1,250</u>	<u>968</u>	<u>282</u>
Stormwater Control				
Aquatic Maintenance	26,500	11,042	7,380	3,662
Stormwater Assessments	500	208	0	208
Stormwater Monitoring & Maintenance	1,600	667	0	667
<b>Total Stormwater Control</b>	<u>28,600</u>	<u>11,917</u>	<u>7,380</u>	<u>4,537</u>

See Notes to Unaudited Financial Statements

**Hidden Creek North Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Other Physical Environment				
Entry & Walls Maintenance & Repair	1,000	417	0	416
Field Services	10,200	4,250	0	4,250
General Liability Insurance	4,663	4,663	3,922	741
Irrigation Repair	20,220	8,425	2,078	6,348
Landscape - Mulch	10,000	4,166	3,166	1,000
Landscape Maintenance	105,000	43,750	46,824	(3,074)
Property Insurance	1,223	1,223	754	469
Well Maintenance	1,000	417	0	417
Total Other Physical Environment	153,306	67,311	56,744	10,567
Road & Street Facilities				
Sidewalk Maintenance & Repair	2,000	833	0	833
Street Sign Repair & Replacement	5,000	2,084	0	2,084
Total Road & Street Facilities	7,000	2,917	0	2,917
Contingency				
Miscellaneous Contingency	20,737	8,640	4,000	4,640
Total Contingency	20,737	8,640	4,000	4,640
Total Expenditures	372,281	166,057	127,275	38,782
Total Excess of Revenues Over(Under) Expenditures	0	206,224	247,926	41,702
Fund Balance, Beginning of Period	0	0	336,273	336,273
Total Fund Balance, End of Period	0	206,224	584,199	377,975

**Hidden Creek North Community Development District**

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2,677	2,677
Special Assessments				
Tax Roll	197,769	197,769	197,769	0
<b>Total Revenues</b>	<u>197,769</u>	<u>197,769</u>	<u>200,446</u>	<u>2,677</u>
<b>Expenditures</b>				
Contingency				
Capital Outlay	197,769	197,769	0	197,769
Total Contingency	<u>197,769</u>	<u>197,769</u>	<u>0</u>	<u>197,769</u>
<b>Total Expenditures</b>	<u>197,769</u>	<u>197,769</u>	<u>0</u>	<u>197,769</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>				
<b>penditures</b>	<u>0</u>	<u>0</u>	<u>200,446</u>	<u>200,446</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>58,632</u>	<u>58,632</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>259,078</u>	<u>259,078</u>

283 Debt Service Fund S2019A-1 & A-2 **Hidden Creek North Community Development District**  
 Statement of Revenues and Expenditures  
 As of 02/28/2026  
 (In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	7,746	7,746
Special Assessments				
Tax Roll	381,688	381,688	383,497	1,810
<b>Total Revenues</b>	<u>381,688</u>	<u>381,688</u>	<u>391,243</u>	<u>9,556</u>
<b>Expenditures</b>				
Debt Service				
Interest	256,688	256,688	125,943	130,744
Principal	125,000	125,000	125,000	0
<b>Total Debt Service</b>	<u>381,688</u>	<u>381,688</u>	<u>250,943</u>	<u>130,744</u>
<b>Total Expenditures</b>	<u>381,688</u>	<u>381,688</u>	<u>250,943</u>	<u>130,744</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>140,300</u>	<u>140,300</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>536,354</u>	<u>536,354</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>676,654</u>	<u>676,654</u>

See Notes to Unaudited Financial Statements

**HIDDEN CREEK NORTH CDD**  
**Investment Summary**  
**February 28, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2026</u>
Valley National Bank	Governemntal Checking	\$ 259,078
	<b>Total Reserve Fund Investments</b>	<b>\$ 259,078</b>
Regions Bank 2019A-1 Revenue	Goldman Sachs Financial Square Funds	\$ 479,640
Regions Bank 2019A-1 Reserve	Goldman Sachs Financial Square Funds	193,853
Regions Bank 2019A-1 Interest	Goldman Sachs Financial Square Funds	67
Regions Bank 2019A-1 Principal	Goldman Sachs Financial Square Funds	17
Regions Bank 2019A-1 Sinking Fund	Goldman Sachs Financial Square Funds	68
Regions Bank 2019A-1 General Redemption	Goldman Sachs Financial Square Funds	6
	<b>Total Debt Service Fund Investments</b>	<b>\$ 673,651</b>

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

**Hidden Creek North Community Development District  
Summary A/R Ledger  
From 02/01/26 to 02/28/26**

<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>283, 2340</b>						
283-001	283 General Fund	Pasco County Tax Collector	AR00002922	12110	10/01/2025	4,485.75
<b>Sum for 283, 2340</b>						<b>4,485.75</b>
<b>283, 2341</b>						
283-200	283 Debt Service Fund S2019A-1 & A-2	Pasco County Tax Collector	AR00002922	12110	10/01/2025	3,003.53
<b>Sum for 283, 2341</b>						<b>3,003.53</b>
<b>Sum for 283</b>						<b>7,489.28</b>
<b>Sum Total</b>						<b>7,489.28</b>

See Notes to Unaudited Financial Statements



**Hidden Creek North Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 28, 2026**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/28/2026.
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 FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

# Tab 4



# Quarterly Compliance Audit Report

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## Hidden Creek North

**Date:** December 2025 - 4th 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	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> 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**

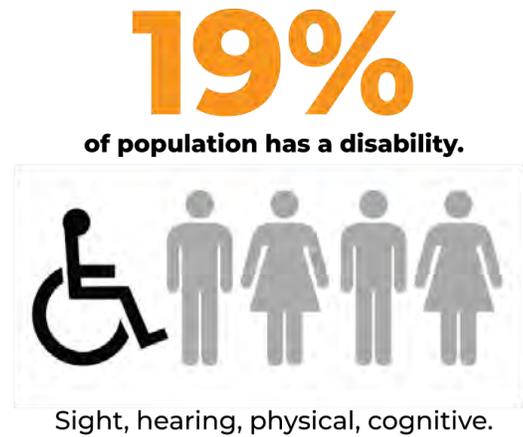
## Compliance Criteria

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](http://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 5

**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](mailto:darryla@rizzetta.com)  
Email: [nbetancourt@rizzetta.com](mailto: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:

\_\_\_\_\_  
Date

**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

# 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

**Expiry**  
22 Mar 2026

**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 (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
			<b>TOTAL USD</b>	<b>14,750.00</b>

## 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

**Expiry**  
22 Mar 2026

**Quote Number**  
QU-0677

**Reference**  
New5hpFtn (VFD)

Fountain Kings Inc.  
5668 Fishhawk Crossing  
Blvd #155  
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
			<b>TOTAL USD</b>	<b>16,750.00</b>

## 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 6



# AMP® Low Voltage Landscape Lighting

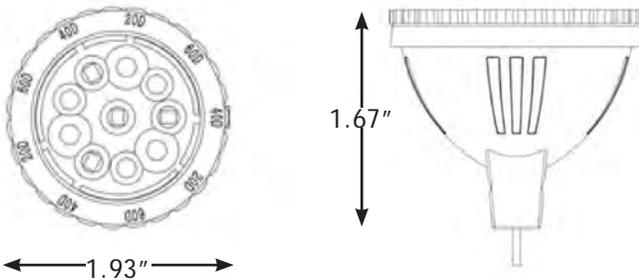
## Adjustable Beam Angle Multi Source LED MR16 Bulb- 3000K

### Product Description

Engineered to withstand the elements, AMP® LED bulbs are designed specifically for low-voltage landscape lighting and are backed by a Lifetime Guarantee. Our new, industry innovating design for the MR16 bulb allows for the manual adjustment of the beam spread. With this extremely handy design feature, professionals can quickly adjust light output as needed to acquire the ideal spread of illumination on a desired landscape or architecture feature. With three beam spreads offered in one bulb, this innovation eliminates the worry of wondering if you've specified the correct beam spreads for a particular project. The flexibility also allows for fine-tuning in the future if needed - possibly making adjustments as a tree or foliage continues to grow overtime. Adjusting the beam spread is simple as well - simply turn the lens to adjust as needed and align the indication arrow on the bulb with your desired setting.



### Product Dimensions



### Specifications

Input Voltage, Frequency: 11-16V

Lumen Output

- 3W (20W equiv.) Models: 300 lm
- 5W (30W equiv.) Models: 400 lm

Correlated Color Temperature (CCT): 3000K

Color Rendering Index (CRI): >80

Life: 40,000 hours (L70)

### Features & Benefits

Replacements for:

- 20W or 30W Halogen MR16s
- Manually Adjustable 20°, 40° & 60° Beam Angles

Reduces energy consumption by about 75%

Lasts up to 8 times longer than halogen lamps or 40,000 hours

No warm-up time, instant-on with full light output and stable lamp to lamp color

The various beam angels offered in one bulb allows for flexibility, making one bulb able to be used in various landscape lighting situations.

### Warranty

Residential: Lifetime Warranty

Commercial: 10-Year Warranty

### Certifications





# AMP® Low Voltage Landscape Lighting

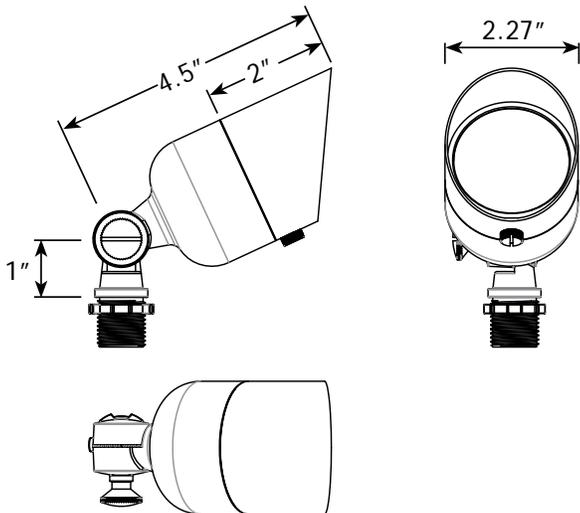
## G2 EcoPro Brass Bronze Spotlight- AAL-1052

### PRODUCT DESCRIPTION

Elevate your outdoor lighting projects with the 2nd generation of our ever-popular EcoPro MR16 spotlight. Crafted with premium cast brass and designed with a moisture-tight design, this spotlight guarantees a lifetime of durability and resilience. Its pre-aged bronze finish ages with grace over time as it naturally and beautifully patinas with age. Featuring a smaller footprint, the G2 EcoPro safeguards the lamp from shaking loose inside of the fixture. Tool-less knuckle allows for effortless adjustability and precision aiming. Built-in glare guard for directional glare control.



### PRODUCT DIMENSIONS



### SPECIFICATIONS

- ▶ **Construction:** Brass
- ▶ **Finish:** Bronze
- ▶ **Lead Wire:** 18 AWG
- ▶ **Mounting:** 10" Hammer® Stake with cutout for wire exit
- ▶ **Lens:** Clear Flat Glass
- ▶ **Light Source (not included):** MR16 (LED or Halogen)
- ▶ **Operating Voltage:** 12VAC
- ▶ **Powered by:** AMP's Low Voltage Transformer

### FEATURES & BENEFITS

- ▶ Cast Brass Construction.
- ▶ Beryllium copper socket – more corrosion resistant than copper.
- ▶ Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- ▶ Water Tight Silicone O-Ring - keeps water from entering luminaire.
- ▶ Extra-long (1-inch) strip resistant threading and solid brass locknut provide superior mounting stability.
- ▶ Glare guard and heavy duty adjustable knuckle - allows light to be positioned.

### WARRANTY

Lifetime Warranty

### CERTIFICATIONS





# AMP® Low Voltage Transformers

## Slim Line Transformers ATR-100SL

### Product Description

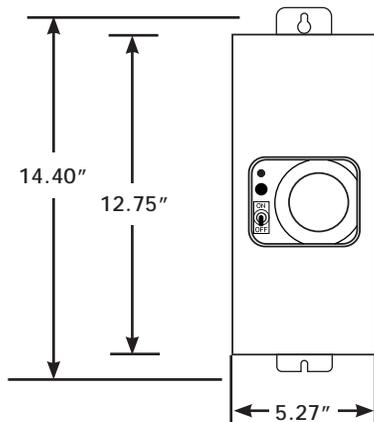
The AMP® Slim Line Transformer series features several new aspects to the Clamp-Connect style series; along with the same old aspects you already know and love. The Slim Line features a thinner and slimmer overall housing along with a see through window. This allows you to see the pilot light for the transformer timer without ever opening the transformer door. These have an improved outer latch to make opening the door of the unit a breeze and latching it just as easy. The lower knockouts have been replaced with new single-size slots with plastic inserts to make using conduit hassle-free. If you aren't using conduit the new inserts allow for wire to slip in easily without it as well. These still utilize the clamp-connect terminals that make wire connections as simple as flipping a lever. The Slim Line series is the the culmination of the various great design improvements on transformer technology by AMP® over the last several years.



### Specifications

- ▶ **Housing:** Stainless Steel Casing with Plastic Cover and Waterproof Sheet
- ▶ **Power Cord:** 5 feet of SJTW Water Resistant VW-1 OR FT1 105° C 300V 18AWGX3C UE-321
- ▶ **Input Voltage:** 120V 60Hz
- ▶ **Voltage Taps:** 15 VAC
- ▶ **Secondary Circuit Protection:**
  - ▶ 100W: 7A Breaker
- ▶ **Maximum Draw:** Max 100W 7A

### Dimensions



### Features & Benefits

- ▶ Highly efficient toroidal core\* - runs cooler, generates less noise, with less voltage loss under load.
- ▶ Unique color-coded wire markers for easy maintenance and troubleshooting.
- ▶ Large 15V taps (UL 1838 compliant)
- ▶ 100W capacity
- ▶ Stainless steel body with hinged lid and plastic cover to see the timer and pilot lights from the outside.
- ▶ Includes a photocell/timer combo accessory.
- ▶ Magnetic circuit breaker; auto reset integrated thermal breaker (in core).
- ▶ ETL Listed for both indoor and outdoor use.

### Warranty

Lifetime Warranty

### Certifications



Specifications subject to change without notice.



**Costena Services, LLC**

Licensed Electrical Contractor EC13003223  
30729 Burleigh Dr Wesley Chapel FL 33543  
[www.costenaservices.com](http://www.costenaservices.com)

**Call Us (813) 401-6571**

## Estimate

1/28/2026

Customer: Hidden Creek North  
Contact: Darryl Adams  
Property address: Hidden Creek Boulevard Zephyrhills FL 33541

**Scope of Work:**

Add landscape lighting to front entries. Includes low voltage wiring from new low voltage transformers placed at multiple locations. Lights to be photocell controlled, dusk to dawn operation. Includes 25 lights per Entry. West Entry price includes 120 volt power to far side of entry. Plan includes lights on all major trees and palms in both the Islands and on both sides of the entry's. All light fixtures, lamps, transformers, and associated parts come with a Lifetime manufacturer warranty. Costena warranty for 1 year from completion.

Total for East Entry           **\$ 10,649.75**

Total for West Entry           **\$ 13,138.98**

Total for Both Entry's       **\$ 23,788.72**

**Exclusions:**

Patching, Painting, or Site Restoration unless otherwise noted above. Floor cutting, if necessary. Additional work required by Inspector or requested by Customer. Power company charges, if any. Engineered drawings, if required by plan review, would be at Customers expense.

**Terms:**

Price includes all labor and material except as noted.  
50% down upfront material expenses, balance upon completion.  
Price is good for 10 days from above date.

\_\_\_\_\_  
Accepted by:

\_\_\_\_\_  
Date:

# Tab 7

**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	<b>Chairman</b>
Michael Hunt	<b>Assistant Secretary</b>
Jose Garcia	<b>Vice Chairman</b>

Also present were:

Daryl Adams	<b>District Manager, Rizzetta &amp; Co. Inc.</b>
Jamie Schill	<b>Assistant Secretary</b> (via conference call)
Ebony Bennett	<b>Assistant Secretary</b> (via conference call)
Mike Eckert	<b>District Counsel, Kutak Rock</b> (via conference call)
Alex Solano	<b>Aquatic Weed Control</b>
Lauralee Bishop	<b>Juniper Account Manager</b> (via conference call)
Robert Dvorak	<b>BDI Engineering</b> (via conference call)
Audience	<b>None</b>

**FIRST ORDER OF BUSINESS**

**CALL TO ORDER**

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

**SECOND ORDER OF BUSINESS**

**AUDIENCE COMMENTS**

There were no audience comments at this time.

**THIRD ORDER OF BUSINESS**

**STAFF REPORTS**

**A. Landscape Inspection Services Report**

Mr. Adams reviewed the report, followed by Ms. Bishop's response to the landscape report.

**B. Aquatic Maintenance Report (Under Separate Cover)**

No report provided.

48 **C. District Counsel**  
49 No report was provided.

50  
51 **D. District Engineer**  
52 Mr. Dvorak discussed the Pasco County Traffic Calming Program and the requirement  
53 for five resident requests.

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

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

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

59  
60 **E. District Manager**  
61 **1. Presentation of District Manager Report and Monthly Financials**  
62 Mr. Adams reviewed his report and monthly financials. He also reminded the Board that  
63 the next meeting is scheduled for February 3, 2026, at 10:00 a.m.

64  
65 **FOURTH ORDER OF BUSINESS** **BUSINESS ITEMS**

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

67  

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

68  
69 **FIFTH ORDER OF BUSINESS** **BUSINESS ADMINISTRATION**

70  
71 **A. Consideration of Minutes of the Board of Supervisors Meeting**  
72 **held on December 2, 2025**

73  

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

74  
75 **B. Consideration of Operation and Maintenance Expenditures November 2025**  
76 Item tabled for the next meeting.

77  
78 **SIXTH ORDER OF BUSINESS** **SUPERVISOR REQUESTS**

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

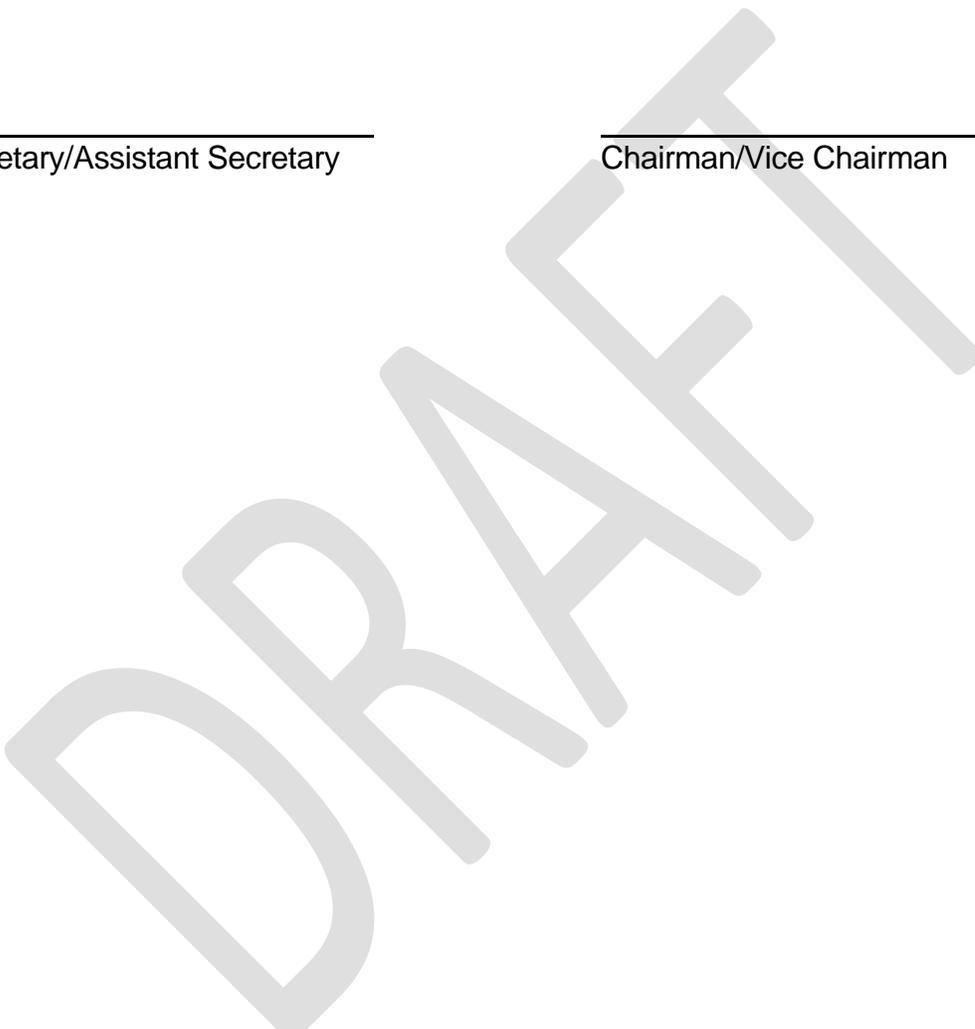
81  
82

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

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.

88  
89  
90  
91  
92             \_\_\_\_\_  
93 Secretary/Assistant Secretary                             Chairman/Vice Chairman



# Tab 8



# Hidden Creek North Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
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	<u>\$ 142.00</u>
<b>Report Total</b>				<b><u>\$ 82,269.87</u></b>



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

October 14, 2025  
 Project No: 2025-0136-00  
 Invoice No: 173723

**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
<b>Total Labor</b>			<b>962.50</b>

**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**



**Billings to Date**

	Current	Prior	Total	Received	AR Balance
Labor	962.50	2,668.75	3,631.25		
<b>Totals</b>	<b>962.50</b>	<b>2,668.75</b>	<b>3,631.25</b>	<b>2,668.75</b>	<b>962.50</b>





## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
362289055	Actual	Sep 22 - Oct 3
<u>Usage Values</u>		
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

<b>Billing Period - Sep 22 25 to Oct 03 25</b>	
<b>Meter - 362289055</b>	
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
<b>Total Current Charges</b>	<b>\$11.62</b>

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

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

## Billing details - Other Charges and Credits

Connection Fee	\$58.00
<b>Total Other Charges and Credits</b>	<b>\$58.00</b>

## Billing details - Taxes

Regulatory Assessment Fee	\$0.01
Gross Receipts Tax	0.30
<b>Total Taxes</b>	<b>\$0.31</b>





## Your usage snapshot - Continued

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

## Billing details - Lighting

<b>Billing Period - Sep 23 25 to Oct 23 25</b>	
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
<b>Total Current Charges</b>	<b>\$1,155.21</b>

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

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

## Billing details - Taxes

Regulatory Assessment Fee	\$1.01
Gross Receipts Tax	3.35
<b>Total Taxes</b>	<b>\$4.36</b>

**Please Remit Payment to:**

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



Invoice 359180

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

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

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#328342 - Tree Removal/Install (Phase 1)</b>				<b>\$65,965.90</b>
<i>Irrigation Renovation - 09/30/2025</i>				
Irrigation Technician Labor	20.00HR	\$75.00	\$1,500.00	
<i>Site Prep - 09/29/2025</i>				
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**



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

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

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

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

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 Orlando FL 32862-8395



Invoice 362596

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

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

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#366422 - Watering Contract</b>				<b>\$375.00</b>
<i>Landscape Material - 10/09/2025</i>				
Labor - 10/09/25	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)
\$75,835.87	\$0.00	\$0.00	\$0.00	\$0.00

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**Please Remit Payment to:**

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 Orlando FL 32862-8395



Invoice 362597

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

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

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#366726 - Watering Contract</b>				<b>\$375.00</b>
<i>Landscape Material - 10/13/2025</i>				
Labor - 10/13/25	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)
\$75,835.87	\$0.00	\$0.00	\$0.00	\$0.00

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 PO Box 628395  
 Orlando FL 32862-8395



Invoice 362598

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

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

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#367964 - Watering St Trees</b>				<b>\$375.00</b>
<i>Landscape Material - 10/15/2025</i>				
Labor - 10/15/25	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)
\$75,835.87	\$0.00	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

**Please Remit Payment to:**

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 PO Box 628395  
 Orlando FL 32862-8395



Invoice 362599

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

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

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#367965 - Watering St Trees</b>				<b>\$375.00</b>
<i>Landscape Material - 10/17/2025</i>				
Labor - 10/17/25	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)
\$75,835.87	\$0.00	\$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 362600

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

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

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#367967 - Watering Contract</b>				<b>\$375.00</b>
<i>Landscape Material - 10/16/2025</i>				
Labor - 10/16/25	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)
\$75,835.87	\$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 362601

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

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

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#367972 - Watering St Trees</b>				<b>\$375.00</b>
<i>Landscape Material - 10/14/2025</i>				
Labor - 10/14/25	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)
\$75,835.87	\$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 362602

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

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

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

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

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

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



**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

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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 366497

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

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

Item	Amount
<b>#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal</b>	
<i>Insect and Disease Control - 10/31/2025</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)
\$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.

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 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. 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

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 19, 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. 3657144  
9623-1

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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 \$149.00



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

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

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

1 0 1  
 14-92227

HIDDEN CREEK NORTH CDD

Service Address: **HIDDEN CREEK BOULEVARD**

Bill Number: 23255552

Billing Date: 10/20/2025

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

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	200 Thousand Gals X \$1.01 202.00
<b>Total Current Transactions</b>	202.00
<b>TOTAL BALANCE DUE</b>	<b>\$202.00</b>



Please return this portion with payment

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

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

Account # 1101125  
 Customer # 01428501  
 Balance Forward 0.00  
 Current Transactions 202.00

<b>Total Balance Due</b>	<b>\$202.00</b>
<b>Due Date</b>	<b>11/6/2025</b>

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



<b>Subtotal</b>	\$5,972.17
<b>Total</b>	\$5,972.17

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

#### 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	( )
<b>Total</b>	<b>\$59.06</b>

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

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#### 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

**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.**

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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

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

**REMIT TO:**

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

66024

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF PASCO County

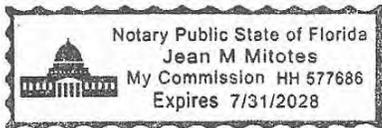
Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter 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  or produced identification.  
Type of identification produced \_\_\_\_\_



### NOTICE OF REGULAR COMMITTEE MEETING HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

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

66024



# 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

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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	<u>\$ 5,972.17</u>
<b>Report Total</b>				<b><u>\$ 27,918.77</u></b>



# 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.

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

December 12, 2025  
 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**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Sr. Project Manager	5.25	175.00	918.75
Totals	5.25		918.75
<b>Total Labor</b>			<b>918.75</b>

**Billing Limits**

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

**Billings to Date**

	<b>Current</b>	<b>Prior</b>	<b>Total</b>	<b>Received</b>	<b>AR Balance</b>
Labor	918.75	3,631.25	4,550.00		
<b>Totals</b>	<b>918.75</b>	<b>3,631.25</b>	<b>4,550.00</b>	<b>3,631.25</b>	<b>918.75</b>

ARDURRA GROUP, INC.

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



duke-energy.com  
877.372.8477

# Your Energy Bill

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

**Bill date** Nov 6, 2025  
**For service** Oct 3 - Nov 4  
33 days

**Account number** 9100 8611 5467

## Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Oct 27</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Dec 01</b>	<b>\$30.80</b>

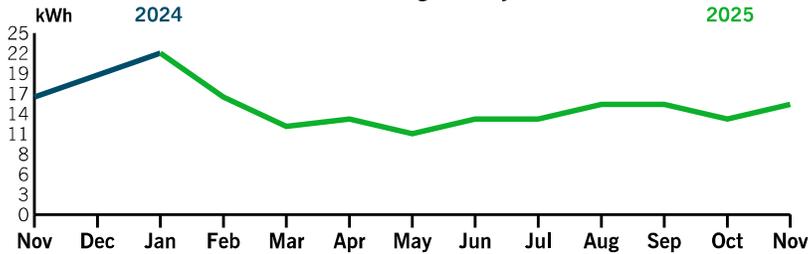


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

## Your usage snapshot

Electric usage history



### Average temperature in degrees

71° 63° 56° 68° 67° 75° 79° 81° 83° 83° 81° 75° 64°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	15	16	177	15
Avg. Daily (kWh)	0	0	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 Dec 1

*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**  
PO BOX 32414  
CHARLOTTE NC 28232

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

88910086115467000660000000000000000000003080000000030800



## Your usage snapshot - Continued

<b>Current electric usage for meter number 2771108</b>	
Actual reading on Nov 4	4174
Previous reading on Oct 3	- 4159
<hr/>	
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

<b>Billing Period - Oct 03 25 to Nov 04 25</b>	
<b>Meter - 2771108</b>	
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
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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

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

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

## Billing details - Taxes

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



duke-energy.com  
877.372.8477

# Your Energy Bill

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

**Bill date** Nov 7, 2025  
**For service** Oct 4 - Nov 5  
33 days

**Account number** 9101 2446 5365

## Billing summary

Previous Amount Due	\$20.15
<i>Payment Received Oct 28</i>	-20.15
Current Electric Charges	19.92
Taxes	0.53
<b>Total Amount Due Dec 01</b>	<b>\$20.45</b>

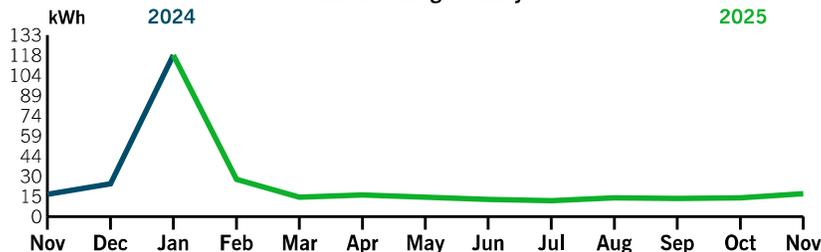


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

## Your usage snapshot

Electric usage history



### Average temperature in degrees

71° 63° 56° 68° 67° 75° 79° 81° 83° 83° 81° 75° 65°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	17	16	295	25
Avg. Daily (kWh)	1	0	1	

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  
**9101 2446 5365**

### Amount of automatic draft

<b>\$20.45</b> <i>by Dec 1</i>	<i>After 90 days from bill date, a late charge will apply.</i>
-----------------------------------	--

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

**HIDDEN CREEK NORTH CDD**  
PO BOX 32414  
CHARLOTTE NC 28232

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

889101244653650006600000000000000000204500000020458



## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8339317	Actual	Oct 4 - Nov 5
<u>Usage Values</u>		
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

<b>Billing Period - Oct 04 25 to Nov 05 25</b>	
<b>Meter - 8339317</b>	
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
<b>Total Current Charges</b>	<b>\$19.92</b>

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

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.51
<b>Total Taxes</b>	<b>\$0.53</b>



## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
362289055	Actual	Oct 4 - Nov 5
<u>Usage Values</u>		
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

<b>Billing Period - Oct 04 25 to Nov 05 25</b>	
<b>Meter - 362289055</b>	
Customer Charge	\$17.85
Demand Charge	
0.002 kW @ \$11.65	0.02
<b>Total Current Charges</b>	<b>\$17.87</b>

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

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.46
<b>Total Taxes</b>	<b>\$0.48</b>





## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Oct 24 - Nov 20</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
48W LED ROADWAY UG	71	1,207 kWh
<b>Total</b>	<b>71</b>	<b>1,207 kWh</b>

## Billing details - Lighting

<b>Billing Period - Oct 24 25 to Nov 20 25</b>	
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
<b>Total Current Charges</b>	<b>\$1,155.21</b>

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

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

## Billing details - Taxes

Regulatory Assessment Fee	\$1.01
Gross Receipts Tax	3.35
<b>Total Taxes</b>	<b>\$4.36</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

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

**Bill date** Dec 4, 2025  
**For service** Nov 5 - Dec 2  
28 days

**Account number** 9100 8611 5467

## Billing summary

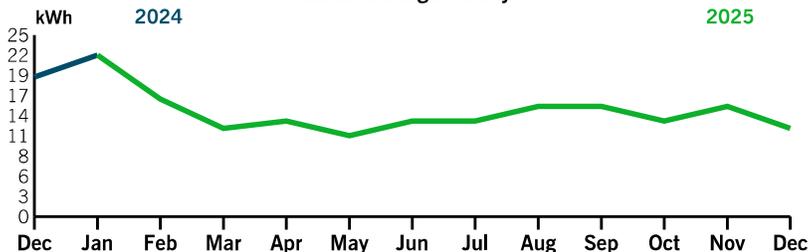
Previous Amount Due	\$30.80
<i>Payment Received Dec 01</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Dec 26</b>	<b>\$30.80</b>



Thank you for your payment.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

63° 56° 68° 67° 75° 79° 81° 83° 83° 81° 75° 67° 73°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	12	19	170	14
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](http://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**

<b>\$30.80</b> by Dec 26	<i>After 90 days from bill date, a late charge will apply.</i>
-----------------------------	--

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

**HIDDEN CREEK NORTH CDD**  
PO BOX 32414  
CHARLOTTE NC 28232

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

8891008611546700066000000000000000000000308000000030800



## Your usage snapshot - Continued

<b>Current electric usage for meter number 2771108</b>	
Actual reading on Dec 2	4186
Previous reading on Nov 5	- 4174
<hr/>	
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

<b>Billing Period - Nov 05 25 to Dec 02 25</b>	
<b>Meter - 2771108</b>	
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
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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

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

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

## Billing details - Taxes

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



duke-energy.com  
877.372.8477

# Your Energy Bill

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

**Bill date** Dec 5, 2025  
**For service** Nov 6 - Dec 3  
28 days

**Account number** 9101 2446 5365

## Billing summary

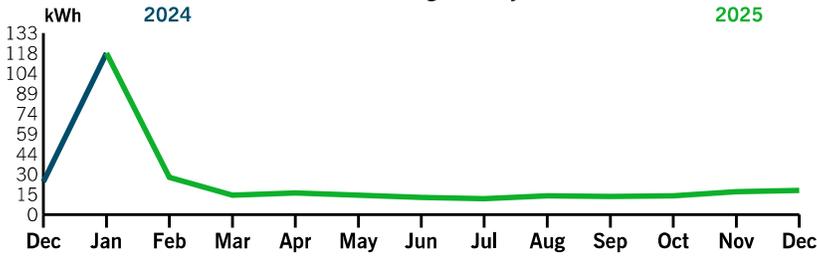
Previous Amount Due	\$20.45
<i>Payment Received Dec 01</i>	-20.45
Current Electric Charges	21.42
Taxes	0.57
<b>Total Amount Due Dec 26</b>	<b>\$21.99</b>



Thank you for your payment.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

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

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	18	24	289	24
Avg. Daily (kWh)	1	1	1	

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  
**9101 2446 5365**

### Amount of automatic draft

**\$21.99**  
by Dec 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**  
PO BOX 32414  
CHARLOTTE NC 28232

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

889101244653650006600000000000000000219900000021992



## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8339317	Actual	Nov 6 - Dec 3
<u>Usage Values</u>		
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

<b>Billing Period - Nov 06 25 to Dec 03 25</b>	
<b>Meter - 8339317</b>	
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
<b>Total Current Charges</b>	<b>\$21.42</b>

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

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.55
<b>Total Taxes</b>	<b>\$0.57</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
HIDDEN CREEK NORTH CDD  
34917 DAISY MEADOW LOOP SIGN  
ZEPHYRHILLS FL 33541

**Bill date** Dec 5, 2025  
**For service** Nov 6 - Dec 3  
28 days

**Account number** 9101 9013 5640

## Billing summary

Previous Amount Due	\$18.35
<i>Payment Received Dec 01</i>	-18.35
Current Electric Charges	20.03
Taxes	0.53
<b>Total Amount Due Dec 26</b>	<b>\$20.56</b>

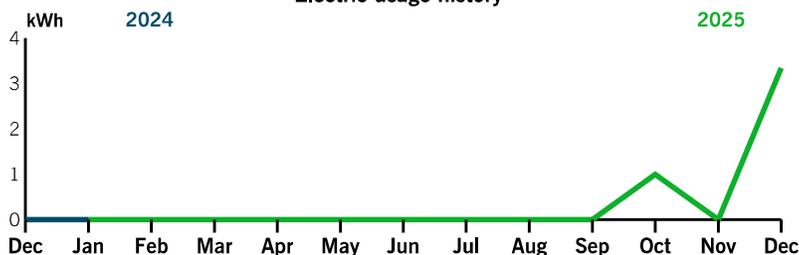


Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on Dec. 26, 2025.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

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

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	0	N/A	1
Avg. Daily (kWh)	0	0	N/A	

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  
9101 9013 5640

### Amount of automatic draft

**\$20.56**  
by Dec 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

889101901356400006600000000000000000205600000020563



## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
362289055	Actual	Nov 6 - Dec 3
<u>Usage Values</u>		
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

<b>Billing Period - Nov 06 25 to Dec 03 25</b>	
<b>Meter - 362289055</b>	
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
<b>Total Current Charges</b>	<b>\$20.03</b>

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

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.51
<b>Total Taxes</b>	<b>\$0.53</b>

**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:	11:01a
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: \_\_\_\_\_



**Please Remit Payment to:**

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



Invoice 365790

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

<b>Date</b>	<b>Due Date</b>
11/01/25	12/1/2025
<b>Account Owner</b>	<b>PO#</b>
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

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

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

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

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

\*\*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 367800

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

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

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

**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

\*\*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 369431

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

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

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

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

\*\*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 370282

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

<b>Date</b>	<b>Due Date</b>
12/01/25	12/31/2025
<b>Account Owner</b>	<b>PO#</b>
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

\*\*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 372229

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

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

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

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

\*\*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 372405

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

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

Item	Amount
<b>#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal</b>	
<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

\*\*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.

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 16, 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. 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
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TOTAL HOURS 2.70

TOTAL FOR SERVICES RENDERED \$875.00

TOTAL CURRENT AMOUNT DUE \$875.00



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

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

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

1 0 1  
 14-92227

HIDDEN CREEK NORTH CDD

Service Address: **HIDDEN CREEK BOULEVARD**

Bill Number: 23490370

Billing Date: 11/21/2025

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

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	213 Thousand Gals X \$1.01 215.13
<b>Total Current Transactions</b>	215.13
<b>TOTAL BALANCE DUE</b>	<b>\$215.13</b>

Please return this portion with payment



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

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

Account # 1101125  
 Customer # 01428501  
 Balance Forward 0.00  
 Current Transactions 215.13

<b>Total Balance Due</b>	<b>\$215.13</b>
<b>Due Date</b>	<b>12/8/2025</b>

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
--

Services for the month of	Terms	Client Number
December	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
		<b>Subtotal</b>	\$5,972.17
		<b>Total</b>	\$5,972.17



**Hidden Creek North Community Development District**  
**Paid Operation & Maintenance Expenditures**  
 January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Weed Control, Inc.	300148	116684	Aquatic Maintenance 12/25	\$ 1,476.00
Aquatic Weed Control, Inc.	300154	117834	Aquatic Maintenance 01/26	\$ 1,476.00
Ardurra Group, Inc.	300153	177954	Engineering Services 12/25	\$ 175.00
Brletic Dvorak, Inc.	300149	2249	Engineering Services 12/25	\$ 1,590.00
Duke Energy	300150	910086115243-122225	Electric Services 12/25	\$ 1,159.57
Duke Energy	300150	910086115467-010726	Electric Services 12/25	\$ 30.80
Duke Energy	300150	910124465365-010826	Electric Services 12/25	\$ 28.72
Duke Energy	300150	910190135640-010826	Electric Services 12/25	\$ 27.34
Ebony P Bennett	20260116-2	EBennett010626-283 ACH	Board of Supervisors Meeting 01/06/26	\$ 200.00
Edward A Schill	20260116-5	ESchill010626-283 ACH	Board of Supervisors Meeting 01/06/26	\$ 200.00
Jaime Schill	20260116-3	JSchill010626-283 ACH	Board of Supervisors Meeting 01/06/26	\$ 200.00
Jose G Garcia	20260116-1	JGarcia010626-283 ACH	Board of Supervisors Meeting 01/06/26	\$ 200.00

**Hidden Creek North Community Development District**  
**Paid Operation & Maintenance Expenditures**  
 January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Juniper Landscaping of Florida, LLC	300147	373661	Irrigation Repair 12/25	\$ 808.88
Juniper Landscaping of Florida, LLC	300151	375115	Landscape Mulch 12/25	\$ 3,166.30
Juniper Landscaping of Florida, LLC	300151	375586	Landscape Maintenance 01/26	\$ 6,869.97
Kutak Rock, LLP	300152	3687014	Legal Services 12/25	\$ 2,000.88
Michael J Hunt	20260116-4	MHunt010626-283 ACH	Board of Supervisors Meeting 01/06/26	\$ 200.00
Pasco County Utilities	20260107-1	23624863 11/25 ACH	Water Services 11/25	\$ 223.21
Rizzetta & Company, Inc.	300145	INV0000106210	Accounting Services 01/26	\$ 5,972.17
Times Publishing Company	300146	69440-122825	Legal Advertising 12/25	<u>\$ 142.00</u>
<b>Report Total</b>				<b><u>\$ 26,146.84</u></b>



# Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

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

# Invoice

Date	Invoice #
12/31/2025	116684

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	1/30/2026

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.

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



# Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

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

# Invoice

Date	Invoice #
1/1/2026	117834

**Bill To**

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	1/31/2026

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.

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



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

January 8, 2026  
 Project No: 2025-0136-00  
 Invoice No: 177954

**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 December 1, 2025 to December 31, 2025**

Phase 001 Water Use Permit Compliance

**Professional Personnel**

	Hours	Rate	Amount
Sr. Project Manager	1.00	175.00	175.00
Totals	1.00		175.00
<b>Total Labor</b>			<b>175.00</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	175.00	4,550.00	4,725.00
Limit			6,100.00
Remaining			1,375.00
<b>Total this Phase</b>			<b>\$175.00</b>
<b>Total this Invoice</b>			<b><u>\$175.00</u></b>

**Billings to Date**

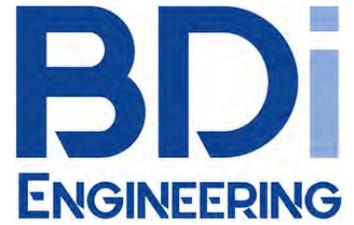
	Current	Prior	Total	Received	AR Balance
Labor	175.00	4,550.00	4,725.00		
<b>Totals</b>	<b>175.00</b>	<b>4,550.00</b>	<b>4,725.00</b>	<b>4,550.00</b>	<b>175.00</b>

ARDURRA GROUP INC

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

**Brlitic Dvorak Inc**

536 4th Ave South Unit 4  
Saint Petersburg, FL 33701 US  
(813) 361-1466  
sbrletic@bdiengineers.com



**INVOICE**

**BILL TO**  
Hidden Creek North CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614  
United States

INVOICE 2249  
DATE 12/29/2025  
TERMS Net 30  
DUE DATE 01/28/2026

**PROJECT NAME**  
Hidden Creek North CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[December 02 - December 09]	2:00	210.00	420.00
Senior Inspector	[December 28]	8:00	120.00	960.00
Project Manager	invoice (1)	1:00	210.00	210.00

---

BALANCE DUE **\$1,590.00**



**HIDDEN CREEK NORTH CDD  
December 2025**

<u>CDD Activities</u>	<u>WEEK(S)</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
RIZZETTA Coordination and Administration	12/1 - 12/29	1.50	\$210	R. Dvorak	\$315.00
Includes engineer's reports, board meeting meeting attendance, invoicing, calls and coordination with board and DM.		0.00	\$120	J. Whited	\$0.00
Miscellaneous - investigate Pasco County traffice calming procedures for speeding. Review SWFWMD WMIS database.	12/1 - 12/8	1.50	\$210	R. Dvorak	\$315.00
		0.00	\$180	J. Whited	\$0.00
			\$120	K. Wagner	\$0.00
Initial pond assessment - includes plans review and site inspection.	12/29	0.00	\$210	R. Dvorak	\$0.00
		<u>8.00</u>	\$120	K. Wagner	<u>\$960.00</u>
<b>INVOICE TOTAL</b>		11.00			<b>\$1,590.00</b>





## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Nov 21 - Dec 19</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
48W LED ROADWAY UG	71	1,207 kWh
<b>Total</b>	<b>71</b>	<b>1,207 kWh</b>

## Billing details - Lighting

<b>Billing Period - Nov 21 25 to Dec 19 25</b>	
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
<b>Total Current Charges</b>	<b>\$1,155.21</b>

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

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

## Billing details - Taxes

Regulatory Assessment Fee	\$1.01
Gross Receipts Tax	3.35
<b>Total Taxes</b>	<b>\$4.36</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

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

Bill date Jan 7, 2026  
For service Dec 3 - Jan 5  
34 days

Account number **9100 8611 5467**

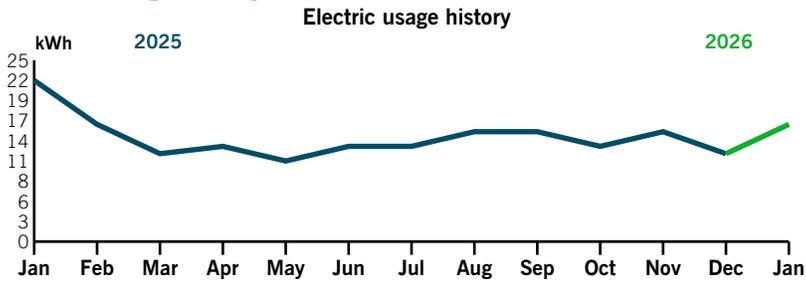
## Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Dec 26</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Jan 28</b>	<b>\$30.80</b>



Thank you for your payment.

## Your usage snapshot



### Average temperature in degrees

56° 68° 67° 75° 79° 81° 83° 83° 81° 75° 67° 65° 55°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	16	22	164	14
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](http://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 Jan 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**  
PO BOX 32414  
CHARLOTTE NC 28232

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

8891008611546700066000000000000000000000308000000030800

## Your usage snapshot - Continued

<b>Current electric usage for meter number 2771108</b>	
Actual reading on Jan 5	4202
Previous reading on Dec 3	- 4186
Energy Used	16 kWh
Billed kWh	16.000 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

<b>Billing Period - Dec 03 25 to Jan 05 26</b>	
<b>Meter - 2771108</b>	
Customer Charge	\$17.92
Energy Charge	
16.000 kWh @ 12.394c	1.98
Fuel Charge	
16.000 kWh @ 4.422c	0.71
Asset Securitization Charge	
16.000 kWh @ 0.194c	0.03
Minimum Bill Adjustment	9.36
<b>Total Current Charges</b>	<b>\$30.00</b>

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

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

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

## Billing details - Taxes

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



duke-energy.com  
877.372.8477

# Your Energy Bill

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

Bill date Jan 8, 2026  
For service Dec 4 - Jan 6  
34 days

Account number **9101 2446 5365**

## Billing summary

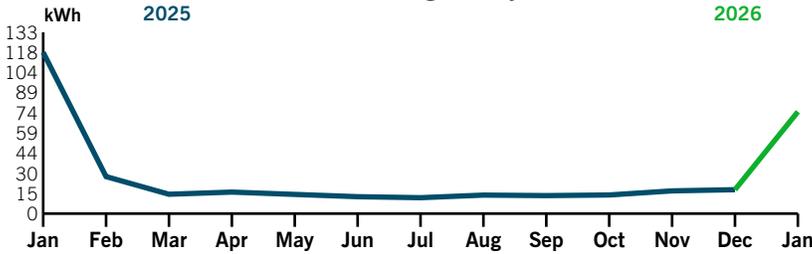
Previous Amount Due	\$21.99
<i>Payment Received Dec 26</i>	-21.99
Current Electric Charges	27.98
Taxes	0.74
<b>Total Amount Due Jan 29</b>	<b>\$28.72</b>



Thank you for your payment.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

56° 68° 67° 75° 79° 81° 83° 83° 81° 75° 67° 65° 59°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	75	118	245	20
Avg. Daily (kWh)	2	4	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](http://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



Account number  
**9101 2446 5365**

**\$28.72**  
by Jan 29

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

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

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

**HIDDEN CREEK NORTH CDD**  
PO BOX 32414  
CHARLOTTE NC 28232

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

889101244653650006600000000000000000287200000028720

## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8339317	Actual	Dec 4 - Jan 6
<u>Usage Values</u>		
Billed kWh		74.856 kWh
Billed Demand kW		0.166 kW
Load Factor		55.26 %



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

<b>Billing Period - Dec 04 25 to Jan 06 26</b>	
<b>Meter - 8339317</b>	
Customer Charge	\$18.47
Energy Charge	
74.856 kWh @ 5.492c	4.12
Fuel Charge	
74.856 kWh @ 4.422c	3.31
Demand Charge	
0.166 kW @ \$11.69	1.94
Asset Securitization Charge	
74.856 kWh @ 0.181c	0.14
<b>Total Current Charges</b>	<b>\$27.98</b>

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

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.72
<b>Total Taxes</b>	<b>\$0.74</b>



## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
362289055	Actual	Dec 4 - Jan 6
<u>Usage Values</u>		
Billed kWh		62.465 kWh
Billed Demand kW		0.160 kW
Load Factor		47.84 %



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

<b>Billing Period - Dec 04 25 to Jan 06 26</b>	
<b>Meter - 362289055</b>	
Customer Charge	\$18.47
Energy Charge	
62.465 kWh @ 5.492c	3.43
Fuel Charge	
62.465 kWh @ 4.422c	2.76
Demand Charge	
0.160 kW @ \$11.69	1.87
Asset Securitization Charge	
62.465 kWh @ 0.181c	0.11
<b>Total Current Charges</b>	<b>\$26.64</b>

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

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.68
<b>Total Taxes</b>	<b>\$0.70</b>

**Hidden Creek North CDD  
SUPERVISOR PAY REQUEST**

Meeting Date: January 6, 2026

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:	10:05 am
Meeting End Time:	10:50 am
Total Meeting Time:	42 min

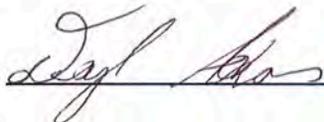
Time Over _____ ( 3 ) Hours:	
------------------------------	--

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: 

**Please Remit Payment to:**

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



Invoice 373661

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

<b>Date</b>	<b>Due Date</b>
12/19/25	1/18/2026
<b>Account Owner</b>	<b>PO#</b>
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#377334 - October 2025-Irrigation Repairs-Decoder &amp; Solenoid Replacement-Main Clock</b>				<b>\$808.88</b>
<i>Control Components - 12/15/2025</i>				
Irrigation Tech Labor	5.00HR	\$75.00	\$375.00	
Rain Bird FD-101 Field Decoder 1 station 1 Solenoid	1.00EA	\$283.68	\$283.68	
Rain Bird G4 Solenoid Assembly for PGA PEB and GB Valves	2.00EA	\$75.10	\$150.20	

Zone 1 - Decoder and solenoid in need of replacement.

Zone 14 - Replaced solenoid.

**Grand Total**                      **\$808.88**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$8,980.62	\$7,987.46	\$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 375115

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

<b>Date</b>	<b>Due Date</b>
12/31/25	1/30/2026
<b>Account Owner</b>	<b>PO#</b>
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#375815 - Mulch</b>				<b>\$3,166.30</b>
<i>Mulch, Rock, Soil - 12/11/2025</i>				
Enhancement Labor	30.00HR	\$60.00	\$1,800.00	
Pine Bark Mulch 3 cu. ft. Bag	112.00BG	\$12.20	\$1,366.30	
<b>Grand Total</b>				<b>\$3,166.30</b>

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$3,975.18	\$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 375586

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

<b>Date</b>	<b>Due Date</b>
01/01/26	1/31/2026
<b>Account Owner</b>	<b>PO#</b>
LAURALEE BISHOP	

Item	Amount
#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal January 2026	\$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)
\$10,845.15	\$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.

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 9, 2026

**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. 3687014  
9623-1

Re: General Counsel

For Professional Legal Services Rendered

12/01/25	K. Haber	0.70	189.00	Correspond with Betancourt regarding December board meeting agenda; prepare agenda memorandum
12/02/25	M. Eckert	3.90	1,521.00	Research road ownership; prepare for, travel to and attend board meeting; follow up
12/05/25	K. Haber	0.20	54.00	Correspond with Adams regarding status of right of way agreement with Pasco County
12/29/25	K. Haber	0.40	108.00	Confer with Pasco County attorney's office regarding right of way maintenance agreement
12/30/25	M. Eckert	0.20	78.00	Review agenda; prepare for board meeting
TOTAL HOURS		5.40		

**KUTAK ROCK LLP**

Hidden Creek North CDD

January 9, 2026

Client Matter No. 9623-1

Invoice No. 3687014

Page 2

TOTAL FOR SERVICES RENDERED \$1,950.00

DISBURSEMENTS

Meals 11.00

Travel Expenses 39.88

TOTAL DISBURSEMENTS 50.88

TOTAL CURRENT AMOUNT DUE \$2,000.88



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

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

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

1 0 1  
 14-92227

HIDDEN CREEK NORTH CDD

Service Address: **HIDDEN CREEK BOULEVARD**

Bill Number: 23624863  
 Billing Date: 12/17/2025  
 Billing Period: 11/5/2025 to 12/5/2025

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190292554	11/5/2025	7844	12/5/2025	8065	30	221

Usage History		
Water		
December 2025		221
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

Transactions		
Previous Bill		215.13
Payment 12/08/25		-215.13 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	221 Thousand Gals X \$1.01	223.21
<b>Total Current Transactions</b>		223.21
<b>TOTAL BALANCE DUE</b>		<b>\$223.21</b>



Please return this portion with payment

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

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

Account # 1101125  
 Customer # 01428501  
 Balance Forward 0.00  
 Current Transactions 223.21

<b>Total Balance Due</b>	<b>\$223.21</b>
<b>Due Date</b>	<b>1/5/2026</b>

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

**The Total Due will be electronically transferred on 01/05/2026.**

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 #
1/2/2026	INV0000106210

**Bill To:**

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

Services for the month of	Terms	Client Number
January	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
		<b>Subtotal</b>	\$5,972.17
		<b>Total</b>	\$5,972.17

# 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

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
12/28/25-12/28/25		HIDDEN CREEK NORTH CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
12/28/2025	Deirdre Bonett	TB181255	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$142.00		69440-122825	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/28/25	12/28/25	69440	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Meeting	2	1.00x42.00 L	\$140.00
					Affidavit Fee			\$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

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
12/28/25-12/28/25		HIDDEN CREEK NORTH CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
12/28/2025	Deirdre Bonett	TB181255	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$142.00		69440-122825	

**DO NOT SEND CASH BY MAIL**

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

**REMIT TO:**  
 Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396

69440

# Tampa Bay Times

Published Daily

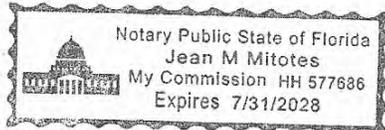
STATE OF FLORIDA } ss  
COUNTY OF PASCO County

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 Meeting was published in said newspaper by print in the issues of 12/28/25 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 12/28/2025

Signature of Notary of Public \_\_\_\_\_  
Personally known  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 January 6, 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  
Run Date: 12/28/2025

69440



**Hidden Creek North Community Development District**  
**Paid Operation & Maintenance Expenditures**  
February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
American Illuminations & Decor	300158	125 Balance	Holiday Lighting 12/25	\$ 1,750.00
Ardurra Group, Inc.	300159	179815	Engineering Services 01/26	\$ 1,181.25
Brletic Dvorak, Inc.	300161	2289	Engineering Services 01/26	\$ 1,725.00
Duke Energy	300157	910086115243-012326	Electric Services 01/26	\$ 1,168.08
Juniper Landscaping of Florida, LLC	300160	378601	Insect & Disease Control 01/26	\$ 243.29
Juniper Landscaping of Florida, LLC	300160	378970	Landscape Maintenance 01/26	\$ 103.09
Juniper Landscaping of Florida, LLC	300162	380968	Landscape Maintenance 02/26	\$ 6,869.97
Pasco County Utilities	20260211-1	23803673 ACH	Water Services 12/25	\$ 224.22
Rizzetta & Company, Inc.	300156	INV0000106632	Accounting Services 02/26	\$ 5,972.17
Times Publishing Company	300163	78641-022226	Legal Advertising 02/26	<u>\$ 142.00</u>
<b>Report Total</b>				<b><u>\$ 19,379.07</u></b>



## American Illuminations

Hidden Creek North CDD  
6248 Hidden Creek Blvd  
Zephyrhills, FL 33541

✉ darryla@rizzetta.com

INVOICE	#125
PAYMENT TERMS	Upon receipt
DUE DATE	Dec 12, 2025
<b>AMOUNT DUE</b>	<b>\$1,750.00</b>

### CONTACT US

8247 Westhaven Dr  
Land O' Lakes, FL 34638

☎ (757) 572-3732

✉ william@american-powerwashing.com

## INVOICE

Services	qty	unit price	amount
<b>1-Year Premium Holiday Lighting</b>	1.0	\$4,500.00	\$4,500.00
Hidden Creek Rd Entrance:			
(4) Palm Tree Trunks wrapped with Warm White LED Mini Lights (2 Palms on each side by the monument sign)			
(2) Entrance signs decorated with Pre-lit Garland w/ Bow on center			
(4) Monument Columns decorated w/ Pre-lit Wreaths w/ Bows (2 wreaths on each Entrance monument)			
Castle Ridge Rd Entrance:			
Entrance side-			
(3) Palm Tree Trunks wrapped with Warm White LED Mini Lights			
(4) Evergreen bushes/trees wrapped with Green LED Mini Lights			
Center median-			
(4) Palm Tree Trunks wrapped with Warm White LED Mini Lights			

Subtotal	\$4,500.00
	-\$500.00
<b>Job Total</b>	<b>\$4,000.00</b>
<b>Amount Due</b>	<b>\$1,750.00</b>

### Payment History

Dec 12	Fri 10:15am	Check	\$2,250.00
--------	-------------	-------	------------

- This is a 1-year Full Service agreement for the holiday season for the year 2025.
- American Illuminations will install, maintain throughout the season, takedown all lights & decor at the end of the season, and store during the offseason.
- American Illuminations maintains ownership of all lights, equipment and decor at the end of the agreement.
- Installation to be completed by December 10th (Lighting installs begin by October 1st, Greenery and Decor installs begin November 1st- Once your deposit is received, we will place you on the schedule).
- Removal of decor by January 20th (lights may be turned off in the interim)
- 50% deposit due upon approval of proposal. Remaining 50% due upon immediately completion of installation (Net 0)

Print & Signature of Acceptance:

X \_\_\_\_\_

Acceptance Date:

X \_\_\_\_\_

See our [Terms & Conditions](#)



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

February 10, 2026  
 Project No: 2025-0136-00  
 Invoice No: 179815

**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 January 1, 2026 to January 31, 2026**

Phase 001 Water Use Permit Compliance

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Sr. Project Manager	6.75	175.00	1,181.25	
Totals	6.75		1,181.25	
<b>Total Labor</b>				<b>1,181.25</b>

**Billing Limits**

	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings	1,181.25	4,725.00	5,906.25	
Limit			6,100.00	
Remaining			193.75	
				<b>Total this Phase \$1,181.25</b>
				<b>Total this Invoice <u><u>\$1,181.25</u></u></b>

**Billings to Date**

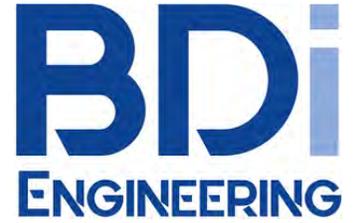
	<b>Current</b>	<b>Prior</b>	<b>Total</b>	<b>Received</b>	<b>AR Balance</b>
Labor	1,181.25	4,725.00	5,906.25		
<b>Totals</b>	<b>1,181.25</b>	<b>4,725.00</b>	<b>5,906.25</b>	<b>4,725.00</b>	<b>1,181.25</b>

ARDURRA GROUP, INC.

Preferred ACH Remit Info: Valley National Bank | Account #42083001 | Routing # 021201383  
 Remit Address: PO Box 23402 | Tampa, FL 33623 | Remit Email: Accounts\_Receivable@ardurra.com

**Brlitic Dvorak Inc**

536 4th Ave South Unit 4  
Saint Petersburg, FL 33701 US  
(813) 361-1466  
sbrletic@bdiengineers.com



**INVOICE**

**BILL TO**

Hidden Creek North CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614  
United States

INVOICE 2289  
DATE 01/30/2026  
TERMS Net 30  
DUE DATE 03/01/2026

**PROJECT NAME**

Hidden Creek North CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[January 02 - January 30]	6:30	210.00	1,365.00
Senior Inspector	[January 05]	3:00	120.00	360.00

BALANCE DUE **\$1,725.00**



HIDDEN CREEK NORTH CDD  
January 2026

<u>CDD Activities</u>	<u>WEEK(S)</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
RIZZETTA Coordination and Administration	1/5 - 1/26	2.00	\$210	R. Dvorak	\$420.00
Includes engineer's reports, board meeting meeting attendance, invoicing, calls and coordination with board and DM.		0.00	\$120	J. Whited	\$0.00
Miscellaneous - Traffic calming follow-up and inquiry, submittal to Pasco County Traffic Dept.	1/5	1.00	\$210	R. Dvorak	\$210.00
		0.00	\$180	J. Whited	\$0.00
		0.00	\$120	K. Wagner	\$0.00
Initial pond assessment - finalize cost estimates and report. Includes site visit.	12/29 - 1/5	3.50	\$210	R. Dvorak	\$735.00
		<u>3.00</u>	\$120	K. Wagner	<u>\$360.00</u>
<b>INVOICE TOTAL</b>		9.50			<b>\$1,725.00</b>

---





## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Dec 20 - Jan 22</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
48W LED ROADWAY UG	71	1,207 kWh
<b>Total</b>	<b>71</b>	<b>1,207 kWh</b>

## Billing details - Lighting

<b>Billing Period - Dec 20 25 to Jan 22 26</b>	
Customer Charge	\$1.92
Energy Charge	
1,207.000 kWh @ 6.968c	84.10
Fuel Charge	
1,207.000 kWh @ 4.325c	52.20
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
<b>Total Current Charges</b>	<b>\$1,163.50</b>

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

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

## Billing details - Taxes

Regulatory Assessment Fee	\$1.01
Gross Receipts Tax	3.57
<b>Total Taxes</b>	<b>\$4.58</b>

**Please Remit Payment to:**

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



Invoice 378601

<b>Bill To</b>
Hidden Creek North CDD - Maintenance c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
01/26/26	2/25/2026
<b>Account Owner</b>	<b>PO#</b>
LAURALEE BISHOP	

Item	Amount
<b>#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal</b>	
<i>Insect and Disease Control - 01/21/2026</i>	\$243.29
<b>Grand Total</b>	<b>\$243.29</b>

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$346.38	\$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 378970

<b>Bill To</b>
Hidden Creek North CDD - Maintenance c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
01/28/26	2/27/2026
<b>Account Owner</b>	<b>PO#</b>
LAURALEE BISHOP	

<b>Item</b>	<b>Amount</b>
-------------	---------------

<b>#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal</b>	
<i>Specialty Plant Materials: March, June &amp; October - 01/26/2026</i>	<i>\$103.09</i>

**Grand Total**                      **\$103.09**

<b>1-30 Days</b>	<b>31-60 Days (Past Due)</b>	<b>61-90 Days (Past Due)</b>	<b>91-120 Days (Past Due)</b>	<b>121+ Days (Past Due)</b>
\$346.38	\$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 380968

<b>Bill To</b>
Hidden Creek North CDD - Maintenance c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
02/01/26	3/3/2026
<b>Account Owner</b>	<b>PO#</b>
LAURALEE BISHOP	

Item	Amount
#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal February 2026	\$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)
\$7,216.35	\$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.



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

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

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

1 0 1  
 14-92227

HIDDEN CREEK NORTH CDD

Service Address: **HIDDEN CREEK BOULEVARD**

Bill Number: 23803673

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190292554	12/5/2025	8065	1/6/2026	8287	32	222

Usage History		
Month	Usage	Rate
January 2026	222	
December 2025	221	
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	

Transactions		
Previous Bill		223.21
Payment 01/05/26		-223.21 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	222 Thousand Gals X \$1.01	224.22
<b>Total Current Transactions</b>		224.22
<b>TOTAL BALANCE DUE</b>		<b>\$224.22</b>

Please return this portion with payment



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

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

Account # 1101125  
 Customer # 01428501  
 Balance Forward 0.00  
 Current Transactions 224.22

<b>Total Balance Due</b>	<b>\$224.22</b>
<b>Due Date</b>	<b>2/9/2026</b>

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

**The Total Due will be electronically transferred on 02/09/2026.**

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 #
2/2/2026	INV0000106632

**Bill To:**

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

Services for the month of	Terms	Client Number
February	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
		<b>Subtotal</b>	\$5,972.17
		<b>Total</b>	\$5,972.17



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**

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
2/22/26-2/22/26		HIDDEN CREEK NORTH CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
2/23/2026	Deirdre Bonett	TB181255	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$142.00		78641-022226	

**PAYMENT DUE UPON RECEIPT**

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
2/22/26	2/22/26	78641	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Regular Meeting	2	1.00x42.00 L	\$140.00
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
2/22/26-2/22/26		HIDDEN CREEK NORTH CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
2/23/2026	Deirdre Bonett	TB181255	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$142.00		78641-022226	

**DO NOT SEND CASH BY MAIL**

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

**REMIT TO:**  
 Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396

78641

# 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 02/22/26 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 **02/22/2026**

Signature of Notary of Public  
Personally known **X** or produced identification.  
Type of identification produced \_\_\_\_\_

<b>NOTICE OF REGULAR COMMITTEE MEETING HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT</b>	
The Board of Supervisors of the Hidden Creek North Community Development District will hold their regular monthly meeting on March 3, 2026, 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 Run Date: 02-22-2026	78641