



Rizzetta & Company

# Hidden Creek North Community Development District

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**Board of Supervisors' Meeting  
May 5, 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**

April 30, 2026

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of Hidden Creek North Community Development District will be held on **Tuesday, May 5, 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. BUSINESS ITEMS**
  - A. Presentation of Fiscal Year 2026-2027 Proposed Budget..... Tab 1**
    1. Consideration of Resolution 2026-02; Approving Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing ..... Tab 2
  - B. Ratification of Finn Outdoor Pond Repair Agreement ..... Tab 3**
- 4. STAFF REPORTS**
  - A. Landscape Inspection Services**
    1. Presentation of Field Inspection Report ..... Tab 4
  - B. Aquatic Maintenance**
    1. Presentation of AWC Aquatics Reports ..... Tab 5
  - C. District Counsel**
  - D. District Engineer**
  - E. District Manager**
    1. Presentation of District Manager Report and Monthly Financials.... Tab 6
    2. Presentation of 1<sup>st</sup> Quarterly Website Audit ..... Tab 7
    3. Presentation of Registered Voter Count ..... Tab 8
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Meeting held on April 7, 2026 ..... Tab 9**
  - B. Consideration of the Operation and Maintenance Expenditures for March 2026 ..... Tab 10**
- 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,

*Darryl Adams*  
Darryl Adams  
District Manager

# Tab 1



<b>Proposed Budget</b> <b>Hidden Creek North Community Development District</b> General Fund Fiscal Year 2026/2027							
Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
43	District Counsel	\$ 7,219	\$ 14,438	\$ 25,000	\$ 10,562	\$ 25,000	\$ -
44							
45	<b>Administrative Subtotal</b>	<b>\$ 62,748</b>	<b>\$ 112,784</b>	<b>\$ 142,338</b>	<b>\$ 29,554</b>	<b>\$ 152,259</b>	<b>\$ 9,921</b>
46							
47	<b>EXPENDITURES - FIELD OPERATIONS</b>						
48							
49	<i>Electric Utility Services</i>						
50	Utility - Street Lights	\$ 5,753	\$ 11,506	\$ 16,000	\$ 4,494	\$ 16,000	\$ -
51	Utility Services	\$ 1,681	\$ 3,362	\$ 1,300	\$ (2,062)	\$ 3,500	\$ 2,200
52	<i>Water-Sewer Combination Services</i>						
53	Utility - Reclaimed	\$ 1,150	\$ 2,300	\$ 3,000	\$ 700	\$ 2,500	\$ (500)
54	<i>Stormwater Control</i>						
55	Aquatic Maintenance	\$ 8,856	\$ 17,712	\$ 26,500	\$ 8,788	\$ 26,500	\$ -
56	Stormwater Assessment	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
57	Stormwater Maintenance	\$ -	\$ -	\$ 1,600	\$ 1,600	\$ 2,700	\$ 1,100
58	<i>Other Physical Environment</i>						
59	Entry & Walls Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
60	Field Inspection Services	\$ 5,100	\$ 10,200	\$ 10,200	\$ -	\$ 11,400	\$ 1,200
61	General Liability Insurance	\$ 3,922	\$ 3,922	\$ 4,663	\$ 741	\$ 4,314	\$ (349)
62	Irrigation Enhancement & Repair (Misc.)	\$ 2,077	\$ 4,154	\$ 20,220	\$ 16,066	\$ 20,220	\$ -
63	Landscape - Mulch	\$ 3,167	\$ 6,334	\$ 10,000	\$ 3,666	\$ 10,000	\$ -
64	Landscape Maintenance	\$ 50,720	\$ 101,440	\$ 105,000	\$ 3,560	\$ 105,000	\$ -
65	Property Insurance	\$ 754	\$ 754	\$ 1,223	\$ 469	\$ 716	\$ (507)
66	Well Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
67	<i>Road &amp; Street Facilities</i>						
68	Sidewalk Maintenance & Repair	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
69	Street Sign Repair & Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
70	<i>Contingency</i>						
71	Miscellaneous Contingency	\$ 4,000	\$ 8,000	\$ 20,737	\$ 12,737	\$ 20,737	\$ -
72							
73	<b>Field Operations Subtotal</b>	<b>\$ 87,180</b>	<b>\$ 169,684</b>	<b>\$ 229,943</b>	<b>\$ 60,259</b>	<b>\$ 233,087</b>	<b>\$ 3,144</b>
74							
75	<b>TOTAL EXPENDITURES</b>	<b>\$ 149,928</b>	<b>\$ 282,468</b>	<b>\$ 372,281</b>	<b>\$ 89,813</b>	<b>\$ 385,346</b>	<b>\$ 13,065</b>
76							
77	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 225,322</b>	<b>\$ 93,050</b>	<b>\$ -</b>	<b>\$ 93,050</b>	<b>\$ -</b>	<b>\$ -</b>
78							

Prior Actuals	
Actual FY 24/25	Actual FY 23/24
\$ 21,427.00	\$ 21,150.00
<b>\$ 125,723.00</b>	<b>\$ 124,002.00</b>
\$ 13,627.00	\$ 13,108.00
\$ 468.00	\$ 636.00
\$ 851.00	\$ 1,542.00
\$ 18,307.00	\$ 26,455.00
\$ -	\$ -
\$ -	\$ 8,043.00
\$ 4,900.00	\$ -
\$ 9,000.00	\$ 7,150.00
\$ 3,700.00	\$ 3,458.00
\$ 16,113.92	\$ 2,658.00
\$ -	\$ -
\$ 98,687.00	\$ 97,015.00
\$ 1,132.00	\$ 1,098.00
\$ -	\$ -
\$ 235.00	\$ -
\$ 8,160.00	\$ -
\$ 20,035.00	\$ 2,490.00
<b>\$ 195,216</b>	<b>\$ 163,653</b>
<b>\$ 320,939</b>	<b>\$ 287,655</b>
<b>\$ 56,261</b>	<b>\$ 67,485</b>

Comments
No change
Bills are normally \$1,159.57, which is 13,915 for the year. We're adding two meters.
DA - Confirmed with DE - Irrigation/well in common areas owned by the CDD. Also, we're looking at all additional lighting.
Reclaimed water bill being tracked for WUP compliance by Ed Craig @ Adurra. The March bill was \$180.79 which is \$2,170 for the year.
Contract is \$17,712 per year. The difference will be for additional services. Ex: quarterly cleaning and ect. No increase in services.
Pasco County charge
2023-2024 SWFMD - DE Engineer must inspect annually (\$800) the inlet & outlet structures and maint. provided vendor (aquatic) - \$800 annually. 2023-2024 was cleaning which was \$8,043.
\$4,900 was for the fence repair regarding the hurricane.
Per Contract
Egis estimate-GL
Per contract, which is \$95,013 plus additional landscaping services.
Egis estimate
DE Est. pumps & wells - \$500 per visits 2 times per year = \$1000 *20 year life cycle \$15K replacement cost, \$15K for well
CDD owned only sections of sidewalks- the remaining sidewalk is owned by the county
All street signs within the Hidden Creek Blvd ROW are county-owned, and all remaining street signs for other roads are owned by the CDD
Trash can removal and electrical project.



# Hidden Creek North Community Development District

## Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2019A-1	Budget for 2026/2027
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$381,687.70	\$381,687.70
<b>TOTAL REVENUES</b>	<b>\$381,687.70</b>	<b>\$381,687.70</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Debt Service Obligation	\$381,687.70	\$381,687.70
<b>Administrative Subtotal</b>	<b>\$381,687.70</b>	<b>\$381,687.70</b>
<b>TOTAL EXPENDITURES</b>	<b>\$381,687.70</b>	<b>\$381,687.70</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

6.0%

**GROSS ASSESSMENTS**

**\$405,705.46**

**Notes:**

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

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

**HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

<b>2026/2027 O&amp;M Budget:</b>		\$570,050.00	<b>2025/2026 O&amp;M Budget:</b>	\$570,050.00
<b>Pasco County Collection Costs:</b>	2%	\$12,128.72	<b>2026/2027 O&amp;M Budget:</b>	\$570,050.00
<b>Early Payment Discounts:</b>	4%	\$24,257.45		
<b>2026/2027 Total:</b>		<b>\$606,436.17</b>	<b>Total Difference:</b>	<b>\$0.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<i>Single Family 40'</i>	Series 2019A-1 Debt Service	\$1,169.18	\$1,169.18	\$0.00	0.00%
	Operations/Maintenance	\$1,747.65	\$1,747.65	\$0.00	0.00%
	<b>Total</b>	<b>\$2,916.83</b>	<b>\$2,916.83</b>	<b>\$0.00</b>	<b>0.00%</b>
<i>Single Family 50'</i>	Series 2019A-1 Debt Service	\$1,169.18	\$1,169.18	\$0.00	0.00%
	Operations/Maintenance	\$1,747.65	\$1,747.65	\$0.00	0.00%
	<b>Total</b>	<b>\$2,916.83</b>	<b>\$2,916.83</b>	<b>\$0.00</b>	<b>0.00%</b>

HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

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

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

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

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

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

(\$36,386.17)

Net Revenue to be Collected:

\$570,050.00

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

<sup>(2)</sup> Annual assessment that will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

## **Tab 2**

**RESOLUTION 2026-02**  
**[FY 2027 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Hidden Creek North Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: \_\_\_\_\_, 2026  
TIME: 10:00 AM  
LOCATION: Offices of Rizzetta & Company  
5844 Old Pasco Road  
Wesley Chapel, Suite 100  
Tampa, Florida 33544

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 5<sup>th</sup> DAY OF MAY 2026.**

ATTEST:

**HIDDEN CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

**Exhibit A**  
Proposed Budget

## **Tab 3**

**AGREEMENT BETWEEN THE HIDDEN CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT AND FINN OUTDOOR LLC  
FOR POND REPAIR SERVICES**

**THIS AGREEMENT** (“Agreement”) is made and entered into this 5th day of May 2026, by and between:

**Hidden Creek North Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is 5844 Old Pasco Road, Suite 100, Tampa, FL 33544 (“District”); and

**Finn Outdoor LLC**, a Florida limited liability, with a mailing address of 730 20th Avenue North, St. Petersburg, FL 33704 (“Contractor”, together with District, “Parties”).

**RECITALS**

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

**WHEREAS**, the District has a need to retain an independent contractor to provide stormwater pond repair services within the District’s boundaries; and

**WHEREAS**, Contractor submitted a proposal and represents that it is qualified to provide stormwater pond repair services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto (“Services”); and

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

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

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

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

**A.** Contractor shall provide the Services, as described in **Exhibit A**. The Services shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

**B.** Services shall commence on or around \_\_\_\_\_, 2026, and be completed within \_\_\_\_\_ ( ) calendar days of execution of this Agreement, unless

extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.

- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D. Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- E. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F. Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean-up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

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

- A. The District shall pay Contractor Thirty-Eight Thousand Three Hundred Twenty-Five Dollars (\$38,325.00) for the Services as identified in **Exhibit A** attached hereto. Contractor shall invoice the District for the Services and the District shall provide payment within thirty (30) days of receipt of the invoice. All invoices will include such supporting information as the District may reasonably require the Contractor to provide. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services.
- B. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the

District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

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

**SECTION 5. INSURANCE.**

**A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:

- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
  - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3)** Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
- (4)** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

**B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless

it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**SECTION 6. INDEMNIFICATION.**

- A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

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

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

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

**SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

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

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

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

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

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

**SECTION 16. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise.

The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

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

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

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

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

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

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

**A. If to District:** Hidden Creek North Community Development District  
c/o Rizzetta & Company, Inc.  
5844 Old Pasco Road, Suite 100  
Tampa, FL 33544  
Attn: District Manager

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

**B. If to the Contractor:** Finn Outdoor LLC  
730 20<sup>th</sup> Ave. North  
St. Petersburg, FL 33704  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery)

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

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

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

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

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, [DARRYLA@RIZZETTA.COM](mailto:DARRYLA@RIZZETTA.COM), 5844 OLD PASCO ROAD, SUITE 100, TAMPA, FL 33544.**

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

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

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

**SECTION 29. E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

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

[CONTINUED ON FOLLOWING PAGE]

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

**HIDDEN CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

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

**FINN OUTDOOR LLC**

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

**Exhibit A:** Scope of Services

## Exhibit A Scope of Services

### ESTIMATE

Finn Outdoor LLC  
730 20th Ave N  
Saint Petersburg, FL 33704

robb@finnoutdoor.com  
+1 (813) 957-6075



**Bill to**  
Hidden Creek CDD

**Ship to**  
Hidden Creek CDD

**Estimate details**  
Estimate no.: 2470  
Estimate date: 02/13/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>O and M Items</b>	Pond A2 -- Dredge sediment berm from in front of MES; Reuse sediment along pond banks; Sod all disturbed areas above normal water line	1	\$9,625.00	\$9,625.00
2.		<b>O and M Items</b>	Pond F1 -- Restore spillway to wetland conservation area with geotextile and limestone rip rap along bottom of spillway and up bank.	1	\$13,850.00	\$13,850.00
3.		<b>O and M Items</b>	Pond F2 -- Clear sediment and debris from MES, Stabilize MES and surrounding with approximately 10 yards of limestone rip rap with geotextile underlay.	1	\$5,700.00	\$5,700.00
4.		<b>O and M Items</b>	Pond F4 -- Restore eroded bank area on west side with geotextile fabric, compacted fill and sod. Repair area approximately 15 linear feet.	1	\$2,750.00	\$2,750.00
5.		<b>O and M Items</b>	Pond F4 -- Restore 18" clearance under bleeder pipe, install approximately 5 yds of limestone rip rap surrounding structure.	1	\$2,800.00	\$2,800.00
6.		<b>O and M Items</b>	Pond F4 -- Remove turbidity curtain from wetland area.	1	\$300.00	\$300.00
7.		<b>O and M Items</b>	Pond F5 -- Restore 18" clearance under bleeder pipe, install approximately 5 yds of limestone rip rap surrounding structure.	1	\$2,800.00	\$2,800.00

8.	<b>O and M Items</b>	Pond F5 -- Restore box seams with expanding grout and/or hydraulic cement	1	\$200.00	\$200.00
9.	<b>O and M Items</b>	Pond F5 -- Remove turbidity curtain from wetland area.	1	\$300.00	\$300.00

**Total** **\$38,325.00**

**Note to customer**

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

# Tab 4

# Hidden Creek North

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## COMMUNITY ASSET MANAGEMENT REPORT



April 14, 2026

Rizzetta & Company

Matthew Mironchik – Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

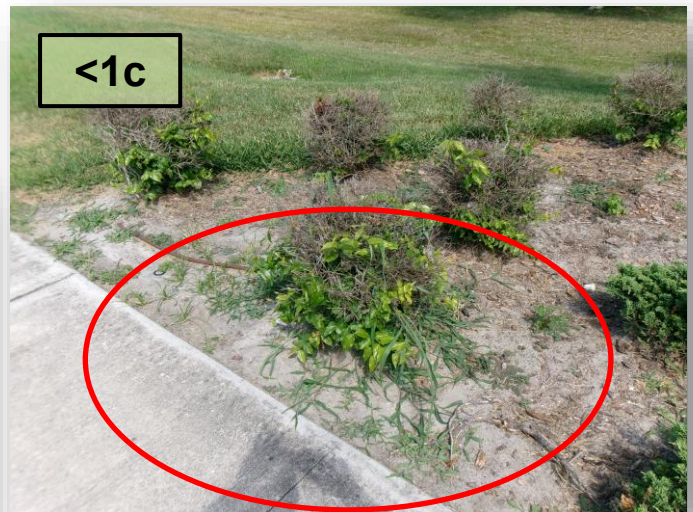
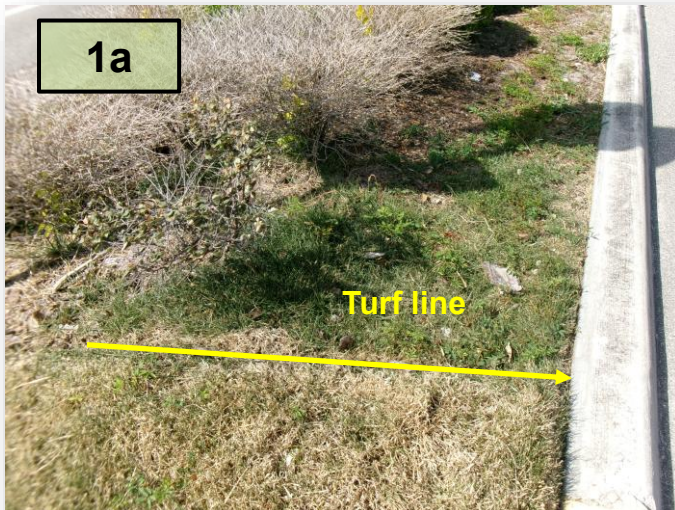
# Summary/Hidden Creek Blvd.

## General Updates, Recent & Upcoming Maintenance Events.

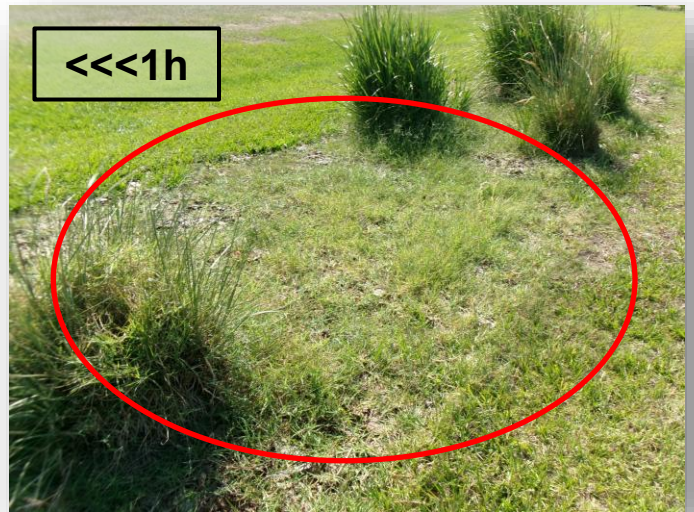
- Cut backs for frost damage should have started.
- While crews are performing cut backs, weeds must be pulled.

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>>>)**

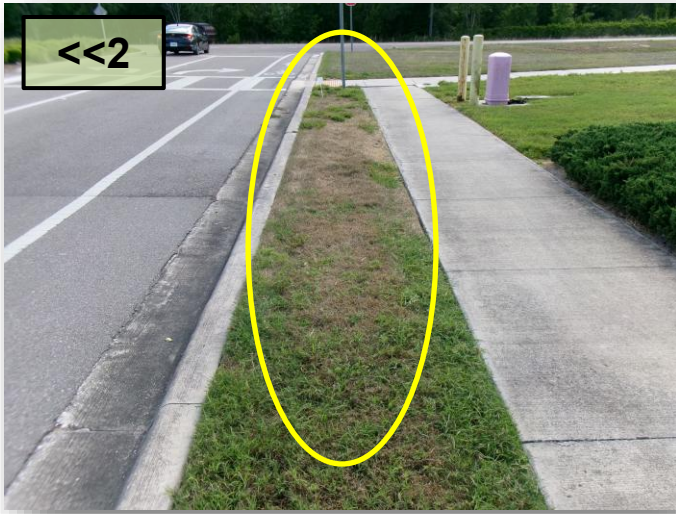


# Hidden Creek Blvd./Eiland Blvd.



2. Section of turf along Hidden Creek Blvd. Northbound near exit is weak and weedy. Is the irrigation working in this area?(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.3>>)
4. The area at the corner of Hidden Creek Blvd. and Eastbrook Ave. that looked unmaintained noted in the previous report has been mowed but is full of weeds.(pic.5>>)

# Hidden Creek Blvd./Eastbrook Ave.



5. Cutbacks on the plant material in the center median along Hidden Creek Blvd and around the mailboxes on Daisy Meadow Loop need to be done to encourage new growth. The Jasmine looks like it could come back, but requires a hard regenerative prune. Some of the Duranta had been dead prior to the frosts and had been recommended to be removed in prior reports. Duranata with new grow growing from base should be hard pruned, while dead plant material should be removed and a proposal made for replacement plant material. While these cutbacks are in progress, crew members should be pulling weeds at the same time.(pic.5a-5d>>)



# Hidden Creek Blvd./Daisy Meadow Loop



7. CDD maintained turf area behind the residences on the North side of Daisy Meadow Loop was only partially mowed. It looks as if crew members had mowed 4-5 passes behind the residences and left the rest.(pic.7)



8. Red algae was observed in Pond '2'.(pic.8>>)

9. Heavy erosion near the inlet to the same pond was observed on the West bank.(pic.9a>>-9c>>>)

6. Crack weeds should be sprayed during each detail event.(pic.6a,6b>)



# Pond '2'/Northwest Perimeter



**10. Beds along the outside of the Northwest perimeter fence have still not been maintained. These have been mentioned in multiple reports and communicated to account manager.(pic.10a-10f>>>)**



**11. There is a gate at the Northwest perimeter, adjacent to the school's gate, that has a lock. Do we have a key? This would help with access to CDD maintained areas.(pic.11>>>)**

# Northwest Perimeter



# Daisy Meadow Loop/Eiland Blvd.

12. There is an Oak tree that is in serious decline near the pond on Daisy Meadow Loop that should be removed.(pic.12)



13. All Holly trees along Eiland Blvd that are dead or dying should be removed.(pic.13)



14. Firebush along the perimeter fence along Eiland should have been cut back by now.(pic.14>)

15. Out of the two dead Sabal Palms that were along Eiland Blvd., only one have been removed. Was there a proposal made to remove the second?(pic.15>)

16. Crew should be instructed to remove debris near the tree on the South end of Pond '1', along Eiland Blvd.(pic.16>>)



# Eiland Blvd./Castle Ridge Rd.



17. Plant material along Castle Ridge Rd. needs to be cut back and beds need to be weeded. Crew members should be instructed to removed dead plant material and a proposal for replacement should be made. (pic.17a-17g>>)



18. Conservation area behind the residences on Eastbrook Ave., is starting to creep onto CDD property. This boundary must be kept clean and tidy to prevent encroachment. This has been on previous reports.(pic.18a>>-18h>>>)



Castle Ridge Rd./Southeast Perimeter(between Eastbrook Ave and Eiland)

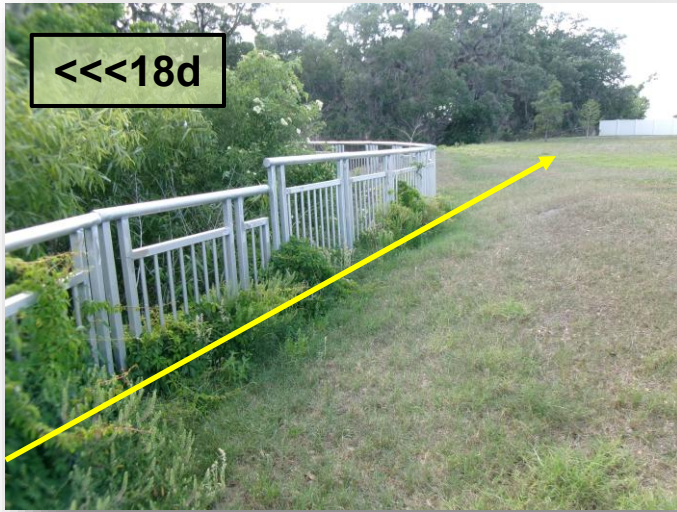


17.

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# Southeast Perimeter(between Eastbrook Ave and Eiland)



14. Broken tree that sits along the Eastern perimeter mention in an email from a concerned neighboring resident was observed. Total height of trunk is 11.5 feet(not 20 feet). The distance from the tree trunk in question and the residence in a clear line is over 20 feet. There is no risk of the broken tree falling and causing damage to the house in question.(pic.19>>)

17.

# Southeast Perimeter



# Tab 5















# Tab 6



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** June 2, 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

May 5

2026

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<u>FINANCIAL SUMMARY</u>	<u>2/28/2026</u>
General Fund Cash & Investment Balance:	\$560,334
Reserve Fund Cash & Investment Balance:	\$259,793
Debt Service Fund & Investment Balance:	<u>\$675,422</u>
<b>Total Cash and Investment Balances:</b>	<b>\$1,495,549</b>
<b>General Fund Expense Variance: \$45,060</b>	<b>Under Budget</b>



Rizzetta & Company

# Hidden Creek North Community Development District

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**Financial Statements  
(Unaudited)**

**March 31, 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 03/31/2026

(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	560,334	0	0	560,334	0	0
Investments	0	259,793	675,422	935,215	0	0
Accounts Receivable	4,486	0	3,004	7,490	0	0
Prepaid Expenses	583	0	0	583	0	0
Refundable Deposits	481	0	0	481	0	0
Fixed Assets	0	0	0	0	10,827,108	0
Amount Available in Debt Service	0	0	0	0	0	678,426
Amount To Be Provided Debt Service	0	0	0	0	0	4,996,574
<b>Total Assets</b>	<b>565,884</b>	<b>259,793</b>	<b>678,426</b>	<b>1,504,103</b>	<b>10,827,108</b>	<b>5,675,000</b>
<b>Liabilities</b>						
Accounts Payable	2,554	0	0	2,554	0	0
Accrued Expenses	1,735	0	0	1,735	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,675,000
<b>Total Liabilities</b>	<b>4,289</b>	<b>0</b>	<b>0</b>	<b>4,289</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	10,827,108	0
Net Change in Fund Balance	225,322	201,161	142,071	568,554	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>561,595</b>	<b>259,793</b>	<b>678,426</b>	<b>1,499,813</b>	<b>10,827,108</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>565,884</b>	<b>259,793</b>	<b>678,426</b>	<b>1,504,103</b>	<b>10,827,108</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 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 03/31/2026	Year To Date 03/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	268	268
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>375,250</u>	<u>2,969</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	13,000	6,500	2,000	4,500
<b>Total Legislative</b>	<u>13,000</u>	<u>6,500</u>	<u>2,000</u>	<u>4,500</u>
Financial & Administrative				
Accounting Services	21,067	10,534	10,534	0
Administrative Services	5,268	2,634	2,634	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	2,500	2,500	0
District Engineer	19,440	9,720	9,282	437
District Management	23,526	11,763	11,763	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,205	2,102	2,103	0
Legal Advertising	3,200	1,600	627	973
Miscellaneous Mailings	1,000	500	0	500
Public Officials Liability Insurance	3,405	3,405	3,209	196
Tax Collector/Property Appraiser Fees	150	0	150	(150)
Trustees Fees	4,000	4,000	3,500	500
Website Hosting, Maintenance, Backup & E	4,000	2,738	1,200	1,538
<b>Total Financial &amp; Administrative</b>	<u>104,338</u>	<u>58,073</u>	<u>53,529</u>	<u>4,544</u>
Legal Counsel				
District Counsel	25,000	12,500	7,219	5,281
<b>Total Legal Counsel</b>	<u>25,000</u>	<u>12,500</u>	<u>7,219</u>	<u>5,281</u>
Electric Utility Services				
Utility - Street Lights	16,000	8,000	5,753	2,247
Utility Services	1,300	650	1,681	(1,032)
<b>Total Electric Utility Services</b>	<u>17,300</u>	<u>8,650</u>	<u>7,434</u>	<u>1,215</u>
Water-Sewer Combination Services				
Utility - Reclaimed	3,000	1,500	1,150	351
<b>Total Water-Sewer Combination Services</b>	<u>3,000</u>	<u>1,500</u>	<u>1,150</u>	<u>351</u>
Stormwater Control				
Aquatic Maintenance	26,500	13,250	8,856	4,394
Stormwater Assessments	500	250	0	250
Stormwater Monitoring & Maintenance	1,600	800	0	800
<b>Total Stormwater Control</b>	<u>28,600</u>	<u>14,300</u>	<u>8,856</u>	<u>5,444</u>

See Notes to Unaudited Financial Statements

**Hidden Creek North Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 03/31/2026	Year To Date 03/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Other Physical Environment				
Entry & Walls Maintenance & Repair	1,000	500	0	500
Field Services	10,200	5,100	0	5,100
General Liability Insurance	4,663	4,663	3,922	741
Irrigation Repair	20,220	10,110	2,077	8,032
Landscape - Mulch	10,000	5,000	3,167	1,834
Landscape Maintenance	105,000	52,500	55,820	(3,320)
Property Insurance	1,223	1,223	754	469
Well Maintenance	1,000	500	0	500
Total Other Physical Environment	<u>153,306</u>	<u>79,596</u>	<u>65,740</u>	<u>13,856</u>
Road & Street Facilities				
Sidewalk Maintenance & Repair	2,000	1,000	0	1,000
Street Sign Repair & Replacement	5,000	2,500	0	2,500
Total Road & Street Facilities	<u>7,000</u>	<u>3,500</u>	<u>0</u>	<u>3,500</u>
Contingency				
Miscellaneous Contingency	20,737	10,369	4,000	6,369
Total Contingency	<u>20,737</u>	<u>10,369</u>	<u>4,000</u>	<u>6,369</u>
Total Expenditures	<u>372,281</u>	<u>194,988</u>	<u>149,928</u>	<u>45,060</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>177,293</u>	<u>225,322</u>	<u>48,029</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>336,273</u>	<u>336,273</u>
Total Fund Balance, End of Period	<u>0</u>	<u>177,293</u>	<u>561,595</u>	<u>384,302</u>

**Hidden Creek North Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 03/31/2026	Year To Date 03/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	3,392	3,392
Special Assessments				
Tax Roll	197,769	197,769	197,769	0
<b>Total Revenues</b>	<u>197,769</u>	<u>197,769</u>	<u>201,161</u>	<u>3,392</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>	<u>0</u>	<u>0</u>	<u>201,161</u>	<u>201,161</u>
<b>penditures</b>				
Fund Balance, Beginning of Period	<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>259,793</u>	<u>259,793</u>

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

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	9,518	9,518
Special Assessments				
Tax Roll	381,688	381,688	383,497	1,809
<b>Total Revenues</b>	<u>381,688</u>	<u>381,688</u>	<u>393,015</u>	<u>11,327</u>
<b>Expenditures</b>				
Debt Service				
Interest	256,688	256,688	125,944	130,744
Principal	125,000	125,000	125,000	0
<b>Total Debt Service</b>	<u>381,688</u>	<u>381,688</u>	<u>250,944</u>	<u>130,744</u>
<b>Total Expenditures</b>	<u>381,688</u>	<u>381,688</u>	<u>250,944</u>	<u>130,744</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>142,071</u>	<u>142,071</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>536,355</u>	<u>536,355</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>678,426</u>	<u>678,426</u>

See Notes to Unaudited Financial Statements

**HIDDEN CREEK NORTH CDD**  
**Investment Summary**  
**March 31, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2026</u>
Valley National Bank	Governemntal Checking	\$ 259,793
	<b>Total Reserve Fund Investments</b>	<b>\$ 259,793</b>
Regions Bank 2019A-1 Revenue	Goldman Sachs Financial Square Funds	\$ 480,900
Regions Bank 2019A-1 Reserve	Goldman Sachs Financial Square Funds	194,364
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>\$ 675,422</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 03/01/2026 to 03/31/2026**

<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  
Summary A/P Ledger  
From 03/01/2026 to 03/31/2026**

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>283, 2340</b>	283 General Fund	03/31/2026	Duke Energy	910086115243-03232	Electric Services 03/26	1,097.41
	283 General Fund	03/31/2026	Juniper Landscaping of Florida, LLC	6 ACH 390572	Landscape Maintenance 03/26	261.84
	283 General Fund	03/18/2026	Juniper Landscaping of Florida, LLC	388299	Landscape - Fertilizer 03/26	427.82
	283 General Fund	03/31/2026	Juniper Landscaping of Florida, LLC	388792	Fertilizer, Insect & Disease Control 03/25	586.58
	283 General Fund	03/18/2026	Pasco County Utilities	24165909 ACH	Water Services 02/26	180.79
	<b>Sum for 283, 2340</b>					<b>2,554.44</b>
	<b>Sum for 283</b>					<b>2,554.44</b>
	<b>Sum Total</b>					<b>2,554.44</b>

**Hidden Creek North Community Development District**  
**Notes to Unaudited Financial Statements**  
**March 31, 2026**

**Balance Sheet**

1. Trust statement activity has been recorded through 03/31/2026.
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 7



# Quarterly Compliance Audit Report

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## Hidden Creek North

**Date:** March 2026 - 1st Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite 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**

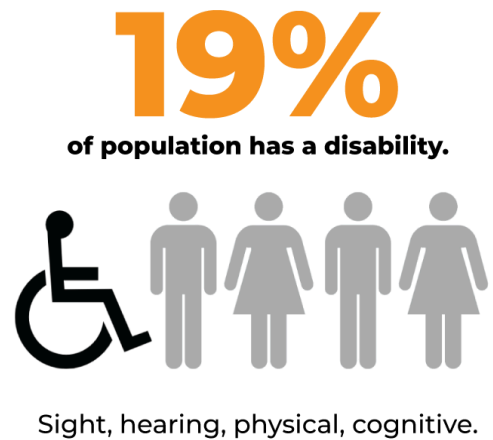
## Compliance Criteria

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 8



**Brian E. Corley**  
**Supervisor of Elections**  
PO Box 300  
Dade City FL 33526-0300

RECEIVED  
APR 20 2022

BY: .....

1-800-851-8754  
[www.PascoVotes.gov](http://www.PascoVotes.gov)

April 17, 2026

Daryl Adams  
District Manager  
3434 Colwell Ave Suite 200  
Tampa FL 33614

Dear Daryl Adams:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- |   |       |
|---|-------|
| • Connerton West Community Development District     | 3,226 |
| • Hidden Creek North Community Development District | 441   |
| • Lakeside Community Development District           | 1,343 |
| • Meadow Pointe III Community Development District  | 3,057 |

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

## **Tab 9**

**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, April 7, 2026, at 10:00 a.m.** at the offices of Rizzetta & Company Inc., located at 5844 Old Pasco Road, Wesley Chapel, FL 33544.

Present were:

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

Also present were:

Daryl Adams	<b>District Manager, Rizzetta &amp; Company</b>
Mike Eckert	<b>District Counsel, Kutak Rock (via conference call)</b>
Alex Solano	<b>Aquatic Weed Control</b>
Lauralee Bishop	<b>Juniper Account Manager (via conference call)</b>
Matthew Mironchik	<b>Landscape Inspection Specialist, Rizzetta &amp; Company</b>
Kirk Wagner	<b>District Engineer Senior Inspector, BDI Engineering</b>

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

**FIRST ORDER OF BUSINESS**

**CALL TO ORDER**

Mr. Adams called the meeting to order at 10:03 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. Presentation of Community Asset Management Report**

Mr. Mironchik reviewed his report.

**1. Street Tree Project**

Juniper Landscaping will order the trees needed to complete the project.

48 **B. Aquatic Maintenance**

49 **1. Presentation of AWC Aquatics Reports**

50 Mr. Solano reviewed his report, and the Board inquired about any anticipated price  
51 increases for the upcoming budget.

52  
53 **C. District Counsel**

54 Mr. Eckert went over the legal updates and will check insurance for the liability  
55 increase.

56  
57 **D. District Engineer**

58 Mr. Wagner reviewed the erosion proposals.  
59

On a Motion by Mr. Garcia, seconded by Ms. Schill, with three in favor, the Board of Supervisors approved the Finn Outdoors erosion proposal in the amount of \$38,325, with District Counsel to draft the agreement, for the Hidden Creek North Community Development District.

60  
61 Mr. Wagner recommended that District Counsel send a letter to the school requesting  
62 that they repair their drainage system, which is causing erosion on the District's  
63 property. The Board agreed and directed District Counsel to send the letter to  
64 Zephyrhills Christian Academy. Mr. Wagner also recommended obtaining a proposal  
65 for staking the area.

66  
67 **E. District Manager**

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

69 Mr. Adams reviewed his report and monthly financials. He also reminded the Board that  
70 the next meeting is scheduled for May 5, 2026, at 10:00 a.m.

71  
72 **2. Presentation of 4th Quarterly Website Audit**

73 Mr. Adams reviewed his 4th Quarterly Website Audit.  
74

75 **FOURTH ORDER OF BUSINESS**

**BUSINESS ITEMS**

76 **A. Discussion of 2026-2027 Budget**

77 The Board discussed the 2026-2027 Budget.  
78

79 **B. Consideration of Fountain Proposals**

80 The Board tabled these items.  
81

82 **C. Consideration of Costena Services Entrance Lighting Proposal**

83 The Board requested additional proposals.  
84

85 **FIFTH ORDER OF BUSINESS**

**BUSINESS ADMINISTRATION**

86  
87 **A. Consideration of Minutes of the Board of Supervisors Meeting**  
88 **held on January 6, 2026**  
89

On a Motion by Ms. Schill, seconded by Ms. Schill, with three in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on January 6, 2026, as presented, for the Hidden Creek North Community Development District.

90  
91  
92  
93

**B. Consideration of Operation and Maintenance Expenditures November 2025, December 2025, January 2026, and February 2026**

On a Motion by Mr. Garcia, seconded by Ms. Schill, with three in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for November 2025 (\$ 82,269.87), December 2025 (\$ 27,918.77), January 2026 (\$ 26,146.84) and February 2026 (\$ 19,379.07).

94  
95  
96  
97

**SIXTH ORDER OF BUSINESS**

**SUPERVISOR REQUESTS**

No Supervisors' request presented.

98  
99

**SEVENTH ORDER OF BUSINESS**

**ADJOURNMENT**

100  
101  
102  
103

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

On a motion by Mr. Garcia, seconded by Mr. Schill, with three in favor, the Board of Supervisors adjourned the meeting at 11:28 a.m. for the Hidden Creek North Community Development District.

104  
105  
106  
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108  
109

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

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

# **Tab 10**



# Hidden Creek North Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	300169	1136129	Aquatic Maintenance 02/26	\$ 1,476.00
Aquatic Weed Control, Inc.	300169	1137168	Aquatic Maintenance 03/26	\$ 1,476.00
Brletic Dvorak, Inc.	300170	2336	Engineering Services 02/26	\$ 2,520.00
Duke Energy	20260330-3	910086115467-030526 ACH	Electric Services 02/26	\$ 30.80
Duke Energy	20260302-2	910124465365-020626 ACH	Electric Services 01/26	\$ 22.86
Duke Energy	20260330-2	910124465365-030626 ACH	Electric Services 02/26	\$ 20.64
Duke Energy	20260302-1	910190135640-020626 ACH	Electric Services 01/26	\$ 21.20
Duke Energy	20260330-1	910190135640-030626 ACH	Electric Services 02/26	\$ 18.96
Juniper Landscaping of Florida, LLC	300166	383578	Irrigation Repair 02/26	\$ 1,268.77
Juniper Landscaping of Florida, LLC	300171	385418	Landscape Maintenance 03/26	\$ 6,869.97
Juniper Landscaping of Florida, LLC	300171	385478	Fertilizer, Insect & Disease 02/26	\$ 340.19
Kutak Rock, LLP	300165	3704214	General Counsel 02/26	\$ 1,308.00
Kutak Rock, LLP	300172	3715984	Legal Services 02/26	\$ 601.50

**Hidden Creek North Community Development District**

**Paid Operation & Maintenance Expenditures**

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Property Appraiser	300167	26062	Non Ad Valorem Roll FY25/26	\$ 150.00
Pasco County Utilities	20260311-1	23988133 ACH	Water Services 01/26	\$ 104.03
Regions Bank Corporate Trust	300168	127524	Trustee Fees S2019 FY25/26	\$ 3,500.00
Rizzetta & Company, Inc.	300164	INV0000107449	Accounting Services 03/26	\$ 5,972.17
Times Publishing Company	300173	83491-032926	Legal Advertising 03/26	<u>\$ 142.00</u>
<b>Report Total</b>				<b><u>\$ 25,843.09</u></b>



# Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

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

# Invoice

Date	Invoice #
2/1/2026	1136129

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/3/2026

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 #
3/1/2026	1137168

**Bill To**

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/31/2026

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

**Brletic 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** 2336  
**DATE** 02/27/2026  
**TERMS** Net 30  
**DUE DATE** 03/29/2026

**PROJECT NAME**  
Hidden Creek North CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[February 03 - February 13]	13:00	120.00	1,560.00
Project Manager	[February 05 - February 27]	2:00	210.00	420.00
Field Manager	[February 23]	4:00	135.00	540.00

BALANCE DUE **\$2,520.00**



**HIDDEN CREEK NORTH CDD**  
**February 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	2/23	1.00	\$210	R. Dvorak	\$210.00
Includes engineer's reports, board meeting meeting attendance, invoicing, calls and coordination with board and DM.		0.00	\$120	J. Whited	\$0.00
Miscellaneous - SWFWMD SOI projects, develop RFP, solicit proposals, review proposals and develop bid summary.	2/2 - 2/23	0.50	\$210	R. Dvorak	\$105.00
		0.00	\$180	J. Whited	\$0.00
		13.00	\$120	K. Wagner	\$1,560.00
Initial pond assessment - site visit with the board chairman, develop project priority list.	2/2 - 2/23	0.50	\$210	R. Dvorak	\$105.00
		<u>4.00</u>	\$135	K. Wagner	<u>\$540.00</u>
<b>INVOICE TOTAL</b>		<b>19.00</b>			<b>\$2,520.00</b>





### Your usage snapshot - Continued

<b>Current electric usage for meter number 2771108</b>	
Actual reading on Mar 3	4229
Previous reading on Feb 4	- 4216
<hr/>	
Energy Used	13 kWh
Billed kWh	13.000 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 - Feb 04 26 to Mar 03 26</b>	
<b>Meter - 2771108</b>	
Customer Charge	\$17.92
Energy Charge	
13.000 kWh @ 9.566c	1.24
Fuel Charge	
13.000 kWh @ 4.422c	0.57
Asset Securitization Charge	
13.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	10.24
<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 Feb 6, 2026  
For service Jan 7 - Feb 4  
29 days

Account number 9101 2446 5365

## Billing summary

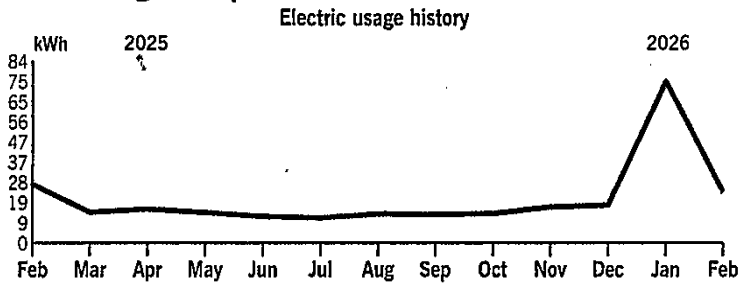
Previous Amount Due	\$28.72
Payment Received Jan 29	-28.72
Current Electric Charges	22.27
Taxes	0.59
<b>Total Amount Due Feb 27</b>	<b>\$22.86</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

## Your usage snapshot



Average temperature in degrees

68°	67°	75°	79°	81°	83°	83°	81°	75°	67°	65°	60°	41°
Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage									
Electric (kWh)	23	27	241	20								
Avg. Daily (kWh)	1	1	1									

12-month usage based on most recent history

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

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



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

Account number  
9101 2446 5365

Amount of automatic draft

**\$22.86**  
by Feb 27

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

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

030565 000001257  
HIDDEN CREEK NORTH CDD  
PO BOX 32414  
CHARLOTTE NC 28232-2414



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

889101244653650006600000000000000000228600000022865

fb.def.duke.bills.20260205205600.97.afp-61129-000001257



### Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8339317	Actual	Jan 7 - Feb 4
<u>Usage Values</u>		
Billed kWh		23.183 kWh
Billed Demand kW		0.166 kW
Load Factor		20.07 %



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

### Billing details - Electric

Billing Period - Jan 07 26 to Feb 04 26	
<b>Meter - 8339317</b>	
Customer Charge	\$18.47
Energy Charge	
23.183 kWh @ 3.411c	0.79
Fuel Charge	
23.183 kWh @ 4.422c	1.03
Demand Charge	
0.166 kW @ \$11.69	1.94
Asset Securitization Charge	
23.183 kWh @ 0.181c	0.04
<b>Total Current Charges</b>	<b>\$22.27</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	0.57
<b>Total Taxes</b>	<b>\$0.59</b>

fb.def.duke.bills.2026020505600.97.aip-61131-000001257







### Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8339317	Actual	Feb 5 - Mar 4
<u>Usage Values</u>		
Billed kWh		14.260 kWh
Billed Demand kW		0.042 kW
Load Factor		50.52 %



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

### Billing details - Electric

Billing Period - Feb 05 26 to Mar 04 26	
<b>Meter - 8339317</b>	
Customer Charge	\$18.47
Energy Charge	
14.260 kWh @ 3.411c	0.49
Fuel Charge	
14.260 kWh @ 4.422c	0.63
Demand Charge	
0.042 kW @ \$11.69	0.49
Asset Securitization Charge	
14.260 kWh @ 0.172c	0.02
<b>Total Current Charges</b>	<b>\$20.10</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)

fb.def.duke.bills.20260305205953.61.aip-60935-000001159

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.52
<b>Total Taxes</b>	<b>\$0.54</b>





duke-energy.com  
877.372.8477

# Your Energy Bill

RECEIVED  
FEB 10 2026

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

**Bill date** Feb 6, 2026  
**For service** Jan 7 - Feb 4  
29 days

**Account number** 9101 9013 5640

## Billing summary

BY: .....

Previous Amount Due	\$27.34
Payment Received Jan 29	-27.34
Current Electric Charges	20.65
Taxes	0.55
<b>Total Amount Due Feb 27</b>	<b>\$21.20</b>

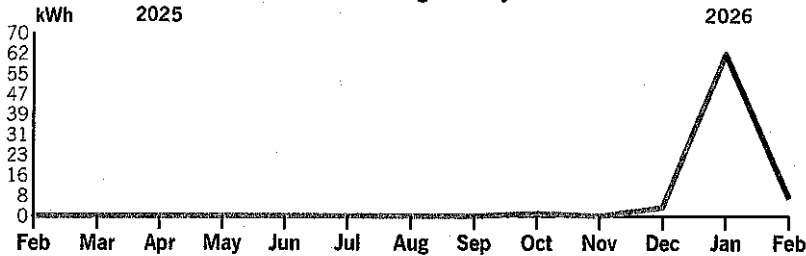


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

## Your usage snapshot

Electric usage history



Average temperature in degrees

68° 67° 75° 79° 81° 83° 83° 81° 75° 67° 65° 60° 41°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	7	0	N/A	15
Avg. Daily (kWh)	0	0	N/A	

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  
9101 9013 5640

**\$21.20**  
by Feb 27

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

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

025819 000002456



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



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

88910190135640000660000000000000000212000000021207

fb.dcr.duke.bills.20260205205620.96.apf-51637-000002456



Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
362289055	Actual	Jan 7 - Feb 4
<u>Usage Values</u>		
Billed kWh		6.665 kWh
Billed Demand kW		0.142 kW
Load Factor		6.74 %



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 - Jan 07 26 to Feb 04 26</b>	
<b>Meter - 362289055</b>	
Customer Charge	\$18.47
Energy Charge	
6.665 kWh @ 3.411c	0.22
Fuel Charge	
6.665 kWh @ 4.422c	0.29
Demand Charge	
0.142 kW @ \$11.69	1.66
Asset Securitization Charge	
6.665 kWh @ 0.181c	0.01
<b>Total Current Charges</b>	<b>\$20.65</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	0.53
<b>Total Taxes</b>	<b>\$0.55</b>

fb.def.duke.bills.20260205205620.98.aip-51639-000002456







duke-energy.com  
877.372.8477

Account number **9101 9013 5640**

Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
362289055	Actual	Feb 5 - Mar 4
<u>Usage Values</u>		
Billed kWh		0.000 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 - Feb 05 26 to Mar 04 26</b>	
<b>Meter - 362289055</b>	
Customer Charge	\$18.47
<b>Total Current Charges</b>	<b>\$18.47</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	0.47
<b>Total Taxes</b>	<b>\$0.49</b>

fb.def.duke.bills.20260305205959.62.aip-51309-000002664



**Please Remit Payment to:**

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



Invoice 383578

<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>
02/25/26	3/27/2026
<b>Account Owner</b>	<b>PO#</b>
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#385026 - February 2025 Irrigation Repair-Zone 12-Lateral Line Repair</b>				<b>\$1,268.77</b>
<i>Lateral Components - 02/23/2026</i>				
Irrigation Tech Labor	12.00HR	\$75.00	\$900.00	
1" - 1.5" Misc Fittings	6.00EA	\$5.14	\$30.82	
PVC Pipe 1" - 1.5" - sch 40 by the foot	10.00FT	\$1.78	\$17.79	
Drip Line by the foot	400.00FT	\$0.67	\$268.80	
Drip Line Fittings	30.00EA	\$1.71	\$51.36	
			<b>Grand Total</b>	<b>\$1,268.77</b>

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,268.77	\$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 385418

<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>
03/01/26	3/31/2026
<b>Account Owner</b>	<b>PO#</b>
LAURALEE BISHOP	

Item	Amount
#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal March 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)
\$8,138.74	\$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 385478

<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>
02/28/26	3/30/2026
<b>Account Owner</b>	<b>PO#</b>
LAURALEE BISHOP	

Item	Amount
<b>#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal</b>	
<i>St. Augustine Fertilization: February, March, April &amp; October - 02/26/2026</i>	\$96.90
<i>Insect and Disease Control - 02/26/2026</i>	\$243.29
<b>Grand Total</b>	<b>\$340.19</b>

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$8,478.93	\$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

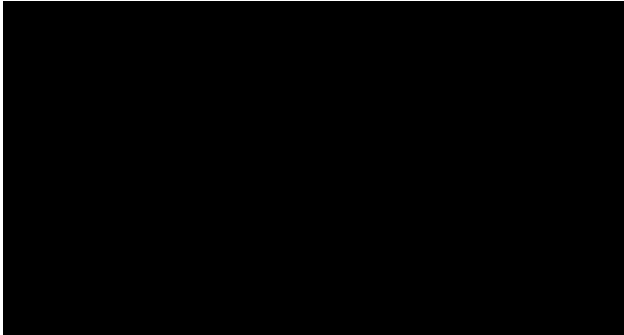
Facsimile 404-222-4654

Federal ID 47-0597598

February 28, 2026

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

**Check Remit To:**  
Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157



Invoice No. 3704214  
9623-1

Re: General Counsel

For Professional Legal Services Rendered

01/02/26	K. Haber	0.40	114.00	Prepare January board member meeting agenda memorandum
01/04/26	M. Eckert	0.10	40.50	Prepare for board meeting
01/05/26	K. Haber	0.30	85.50	Confer with County regarding right of way maintenance agreement
01/06/26	M. Eckert	1.10	445.50	Prepare for and attend board meeting; follow up
01/06/26	K. Haber	0.20	57.00	Correspond with Betancourt regarding professional engineering services agreement
01/08/26	K. Haber	0.40	114.00	Confer and correspond with Rogers regarding right of way license and maintenance agreement
01/09/26	K. Haber	0.50	142.50	Correspond with Rogers regarding right of way license and maintenance agreement; correspond with Adams regarding same
01/22/26	K. Haber	0.20	57.00	Correspond with Adams and Betancourt regarding permit application
01/27/26	M. Eckert	0.20	81.00	Review agenda; prepare for board meeting

**KUTAK ROCK LLP**

Hidden Creek North CDD

February 28, 2026

Client Matter No. 9623-1

Invoice No. 3704214

Page 2

01/29/26	K. Haber	0.20	57.00	Confer with Adams regarding right of way maintenance agreement
01/30/26	K. Haber	0.40	114.00	Prepare February board meeting agenda memorandum

TOTAL HOURS 4.00

TOTAL FOR SERVICES RENDERED \$1,308.00

TOTAL CURRENT AMOUNT DUE \$1,308.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

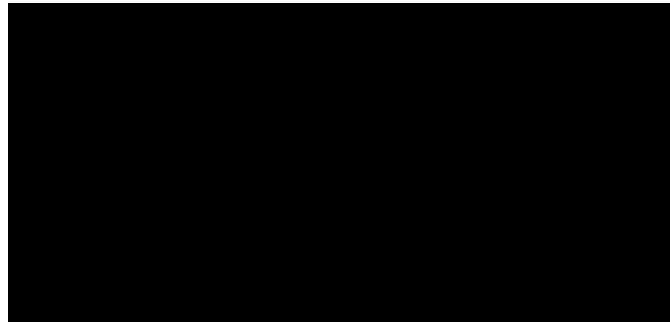
March 17, 2026

**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. 3715984  
9623-1

---

Re: General Counsel

For Professional Legal Services Rendered

02/02/26	M. Eckert	0.10	40.50	Review status of county right-of-way maintenance
02/02/26	K. Haber	0.90	256.50	Review agenda minutes pertaining to right of way agreement; confer with Adams regarding agreement; correspond with Eckert regarding same
02/03/26	M. Eckert	0.40	162.00	Prepare for and attend canceled board meeting due to lack of quorum
02/27/26	K. Haber	0.50	142.50	Prepare March meeting agenda memorandum
TOTAL HOURS		1.90		

**KUTAK ROCK LLP**

Hidden Creek North CDD

March 17, 2026

Client Matter No. 9623-1

Invoice No. 3715984

Page 2

TOTAL FOR SERVICES RENDERED \$601.50

TOTAL CURRENT AMOUNT DUE \$601.50



**Mike Wells**  
Property Appraiser  
Proudly Serving Pasco County, Florida

# INVOICE

Pasco County Property Appraiser  
PO Box 401  
Dade City, FL 33526-0401

Date Issued: 3/9/2026  
Invoice Number: 26062  
Due Date: 4/9/2026

Billed To:  
Hidden Creek North  
C/O Rizetta & Company  
Kayla Connell  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

DESCRIPTION	AMOUNT
Hidden Creek North Annual renewal fee	\$150.00
TOTAL	\$150.00

Remit payment to:

Pasco County Property Appraiser  
Information Services Department  
PO Box 401  
Dade City, FL 33526-0401



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

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



UtilCustServ@MyPasco.net  
 Pay By Phone: 1-855-786-5344

140 0 1  
 14-92227

HIDDEN CREEK NORTH CDD

Service Address: HIDDEN CREEK BOULEVARD

Bill Number: 23988133

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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	1/6/2026	8287	2/4/2026	8390	29	103

Usage History

Transactions

Usage History		Transactions	
Month	Reclaimed	Description	Amount
February 2026	103	Previous Bill	224.22
January 2026	222	Payment 02/09/26	-224.22 CR
December 2025	221	Balance Forward	0.00
November 2025	213	Current Transactions	
October 2025	200	Reclaimed	
September 2025	38	Reclaimed	103 Thousand Gals X \$1.01 104.03
August 2025	306	Total Current Transactions	104.03
July 2025	314	<b>TOTAL BALANCE DUE</b>	<b>\$104.03</b>
June 2025	229		
May 2025	156		
April 2025	43		
March 2025	72		



Please return this portion with payment

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

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

Account #	1101125
Customer #	01428501
Balance Forward	0.00
Current Transactions	104.03
<b>Total Balance Due</b>	<b>\$104.03</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

The Total Due will be electronically transferred on 03/09/2026.

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

014285017110112532398813370000104036



Invoice # 127524

BI # 9725

03/11/2026

HIDDEN CREEK NORTH CDD  
C/O RIZZETTA & CO  
EMAIL TO ADMIN  
TAMPA FL 33625

HIDDEN CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BOND,  
SERIES 2019A-1  
(2019 PROJECT) BI # 9725

Please remit the following for Trustee, Paying Agent, Registrar, Custodial or Escrow Agent Fee.

Due Date 12/01/2025

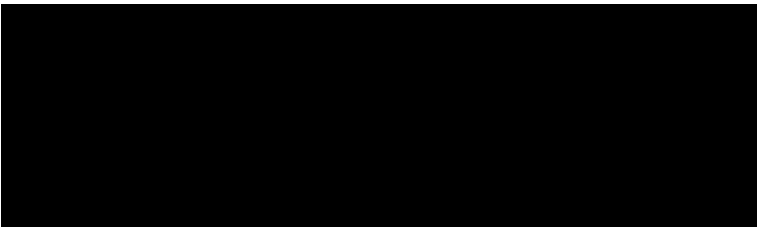
ANNUAL FEE \$3,500.00

Total Due: \$3,500.00

Detach and remit with payment to the address below. If paying by wire, please remit to the following instructions.

Thank you for choosing Regions Bank

9725



Due Date 12/01/2025

Amount Due \$3,500.00

Please contact your administrator with any questions or concerns.

JANET RICARDO

904-565-7973

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

**Invoice**

Date	Invoice #
3/2/2026	INV0000107449

**Bill To:**

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

Services for the month of	Terms	Client Number
March	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>	
3/29/26-3/29/26		HIDDEN CREEK NORTH CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
3/29/2026	Deirdre Bonett	TB181255	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$142.00		83491-032926	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
3/29/26	3/29/26	83491	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

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
3/29/26-3/29/26		HIDDEN CREEK NORTH CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
3/29/2026	Deirdre Bonett	TB181255	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$142.00		83491-032926	

**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

# 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 03/29/26 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 03/29/2026

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



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

The Board of Supervisors of the Hidden Creek North Community Development District will hold their regular monthly meeting on April 7, 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: 03-29-2026