



Rizzetta & Company

Hidden Creek North Community Development District

Board of Supervisors' Meeting June 2, 2026

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

www.hiddencreeknorthcdd.org

HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

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

www.hiddencreeknorthcdd.org

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

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

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

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

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

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

May 28, 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, June 2, 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. Discussion of FY 2026-2027 Budget
 - B. Discussion of Ardurra Monthly Water Use
Permit Compliance ReportTab 1
- 4. STAFF REPORTS**
 - A. Landscape Inspection Services
 1. Presentation of Community Asset Management Report.....Tab 2
 - 2. Consideration of Street Tree Arborist ReportTab 3**
 - B. Aquatic Maintenance
 1. Presentation of AWC Aquatics ReportsTab 4
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 1. Presentation of District Manager Report and
Monthly FinancialsTab 5
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held on May 5, 2026Tab 6
 - B. Consideration of the Operation and Maintenance
Expenditures for April 2026Tab 7
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,

Darryl Adams

Darryl Adams
District Manager

Tab 1



Hidden Creek North

SWFWMD WUP No. 20 011852.004

MONTHLY WATER USE PERMIT COMPLIANCE REPORT

May 7, 2026



Prepared for:

Hidden Creek North Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

Submitted to:

Rhizzetta & Company

c/o Darryl Adams – District Manager; Natasha Betancourt -&- Jeanette Pridgeon – Staff Accountant
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

darryla@rhizzetta.com; nbetancourt@rhizzetta.com; jpridgeon@rhizzetta.com

Prepared by:

Ardurra Group, Inc.

Edward M. Craig^{IV}, CPSS

Senior Project Manager / Senior Environmental Scientist / Certified Professional Soil Scientist
1523 8th Avenue West, Suite B
Palmetto, Florida 34221

941-320-8914 – cell - ecraig@ardurra.com



The groundwater flowmeter reading was collected on site **Thursday, May 7, 2026**, by me and was entered into the Southwest Florida Water Management District's (District's) WMIS ePIC database. 'Hidden Creek North' is doing a great job with their groundwater water use and is in compliance with their Water Use Permit (WUP). The monthly and 12-month rolling averages on groundwater and reclaimed water use withdrawals are provided here as follows.

Please continue to forward the Pasco County Utilities bills as they come in, as I am in need of the following invoice when they come in: (1) February 4 to March 5-ish, 2026; (2) March 5-ish to April 5-ish, 2026; and (3) April 5-ish to May 5-ish, 2026.

NEW UPDATE: The 'District Governing Board Declared a Phase I Water Shortage' on November 18, 2025. The 'District Governing Board Declared a Phase II 'Severe' Water Shortage' on January 27, 2026. The 'District Declares Modified Phase III 'Extreme' Water Shortage' on March 24, 2026, due to ongoing drought conditions throughout the region. All residents, including those on private wells, are to follow **one-day-per-week watering restrictions** with new hours in effect. Beginning April 3, watering hours are reduced to 12:01 a.m. to 4 a.m. or 8 p.m. to 11:59 p.m. unless your city or county already has stricter hours in effect. Properties less than one acre in size may only use one of these windows. Please be sure to adjust your irrigation timers. The restrictions apply to all of Citrus, DeSoto, Hardee, Hernando, Hillsborough, Manatee, **Pasco**, Pinellas, Polk, Sarasota and Sumter counties; portions of Charlotte, Highlands and Lake counties; the City of Dunnellon and The Villages in Marion County; and the portion of Gasparilla Island in Charlotte County **from April 3, 2026, through July 1, 2026.**

Unless your city or county already has stricter hours in effect:

<p>Properties under one acre in size may water 12:01 a.m. to 4 a.m. OR 8 p.m. to 11:59 p.m. (must choose one)</p>	<p>Properties one acre or larger may water 12:01 a.m. to 4 a.m. and 8 p.m. to 11:59 p.m.</p> <p>Water 101 Southwest Florida Water Management District</p>
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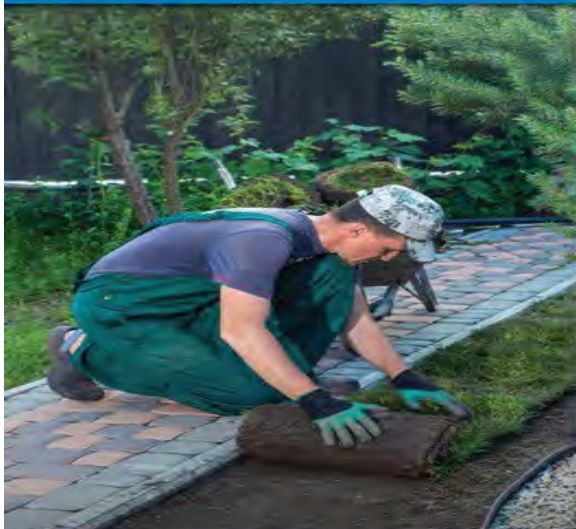
WATER RESTRICTION REMINDER



Water 101
Southwest Florida
Water Management District

Hand watering and micro-irrigation of plants (other than lawns) can be done on any day before 8 a.m. or after 6 p.m.

WATER RESTRICTION REMINDER



Water 101
Southwest Florida
Water Management District

Replacement of lawns and landscape is allowed, however, it's best to wait until the summer rainy season in June. New plants and sod require a lot of water to establish and March, April and May are the driest months of the year.



NEW: The More You Know:

A sample of other activities listed in the Modified Phase III "Extreme" Water Shortage Order include:

- Car washing at home (non-commercial) is only allowed on your lawn watering day and you must use a hose with a shutoff nozzle.
- Pressure washing in preparation for painting and sealing is allowed.
- No HOA or other entity shall enforce deed restrictions or other community standards requiring an increase in water use, including replacement of plant material to meet aesthetic standards or pressure washing.
- Aesthetic fountain use is limited to four hours a day. The regular hours of operation can be selected by the owner but must be posted.
- For additional information about the water shortage order, visit the District's website WaterMatters.org/Restrictions. For water conserving tips, visit WaterMatters.org/Water101.

NEW: Phase II YouTube Video: [Understanding Water Restrictions \(2026\)](#) (1 minute: 27 seconds)

NEW: District "Low Water Levels" YouTube video: [Low Water Levels](#) (2 minutes: 40 seconds)

UPDATE: Several items pending and required for submittal as a condition of the District WUP are flowmeter calibration tests to be conducted on groundwater DID No. 5, and reclaimed water DID No. 4. These flowmeter calibration tests on DID No. 5 and 4, respectively, was due in 2025 as required pursuant to Special and Specific Conditions of the WUP. **Please let me know when groundwater DID No. 5 is operationally running again in order for Ardurra to have this flowmeter calibration test conducted and subsequently submitted into the District.** Please note, a Juniper irrigation management representative will need to be present in order for Ardurra to perform the flowmeter calibration test, as the groundwater well will need to be running and passing water through the pipe during the test. **The public utility is responsible for conducting the flowmeter calibration test on the reclaimed water DID No. 4 and submitting it into the District.** The District sent a 'Required Permit Data' letter on **February 27, 2026 (attached)** referencing these deficiencies.

The monthly and 12-month rolling summary on groundwater and reclaimed water use withdrawals beginning from the onset (July 10, 2020) of Hidden Creek through: (1) April 2026 on groundwater DID No. 5; and (2) thru February 4, 2026, on reclaimed water DID No. 4 is as follows:

- **Groundwater** - (DID 5) - This groundwater well was drilled with construction completed on July 10, 2020, the first monthly groundwater reading required by the WUP was conducted on November 3, 2021, by Edward Craig of Ardurra with this reading pro-rated over the course of 16 months on a 'gallon' and 'gallons per day' (gpd) Annual Average Daily (AAD) basis. This was required to bring the WUP into



compliance with SWFWMD. Groundwater readings have been as follows with actual gpd used for **April 2026 at zero (0) gpd; March 2026 at zero (0) gpd; February 2026 at zero (0) gpd; January 2026 at zero (0) gpd; December 2025 at zero (0) gpd; November 2025 at zero (0) gpd; October 2025 at zero (0) gpd; September 2025 at zero (0) gpd; August 2025 at zero (0) gpd; July 2025 at zero (0) gpd; June 2025 at zero (0) gpd; May 2025 at zero (0) gpd**, April 2025 at zero (0) gpd; March 2025 at zero (0) gpd; February 2025 at zero (0) gpd; January 2025 at zero (0) gpd; December 2024 at zero (0) gpd; November 2024 at zero (0) gpd; October 2024 at zero (0) gpd; September 2024 at zero (0) gpd; August 2024 at zero (0) gpd; July 2024 at zero (0) gpd; June 2024 at zero (0) gpd; May 2024 at zero (0) gpd; April 2024 at zero (0) gpd; March 2024 at zero (0) gpd; February 2024 at 1,703.4 gpd; January 2024 at 1,354.8 gpd; December 2023 at 5,963.8 gpd; November 2023 at 5,436.7 gpd; October 2023 at 3,296.8 gpd; and September 2023 at 2,746.7 gpd covering the past 12-months. Prior months had August 2023 at 5,203.2 gpd; and July 2023 at 3,180.6 gpd; June 2023 at 7,686.7 gpd; May 2023 at 5,209.7 gpd, April 2023 at 10,986.7 gpd; March 2023 at 9,341.9 gpd; February 2023 at zero (0) gpd; and January 2023 at zero (0) gpd; December 2022 at 6,677.4 gpd; November 2022 at 5,533.3 gpd; October 2022 at 5,516.1 gpd; September 2022 at 5,500.0 gpd, August 2022 at 10,406.5 gpd; July at 10,745.2 gpd; June 2022 at 8,910.0 gpd; May 2022 at 11,209.7 gpd; April 2022 at 17,283.3 gpd (went over monthly AAD allotment); March 2022 at 18,319.4 gpd (went over monthly AAD allotment); February 2022 at 2,617.9 gpd; and January 2022 at 1,209.7 gpd. Hidden Creek has been permitted with a not-to-exceed groundwater allocation of 17,200 gpd AAD over a 12-month rolling average. The **rolling 12-month average from past reporting periods have been** 7,637.3 gpd AAD through March 3, 2023; 6,610.1 gpd AAD thru May 4, 2023; 5,867.1 gpd AAD thru July 11, 2023; 5,198.9 gpd AAD thru August 2023; 5,002.5 gpd AAD thru October 2023; 4,941.9 gpd AAD through December 2023; 5,178.1 gpd AAD through February 2024; 3,486.3 gpd AAD through April 2024; 2,415.0 gpd AAD through June 2024; 1,704.9 gpd AAD through August 2024; 1,479.8 gpd AAD through October 2024; 754.9 gpd AAD through December 2024; zero (0) gpd through from April 2025 through February 2026. This past 12-month rolling average has been **zero (0) gpd through April 2026** which is less than the rolling average allocation of 17,200 gpd AAD permitted by the WUP. Use of groundwater is currently in compliance with the WUP over the 12-month rolling average cycle. Therefore, great job! Groundwater is a secondary 'stand-by' source for irrigation. The 'primary' first-choice use permitted is to be reclaimed water.

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Figure 1: Photograph of the groundwater well DID No. 5 at Hidden Creek North. Photo taken January 7, 2026, by Edward M. Craig^{IV}, CPSS of Ardurra Group, Inc.



Figure 2: Photograph of the groundwater well DID No. 5 at Hidden Creek North. Photo taken January 7, 2026, by Edward M. Craig^{IV}, CPSS of Ardurra Group, Inc.



WUP 11852 Hidden Creek North CDD / Attn: James Harvey

Permitted Average Daily Quantity = 17200

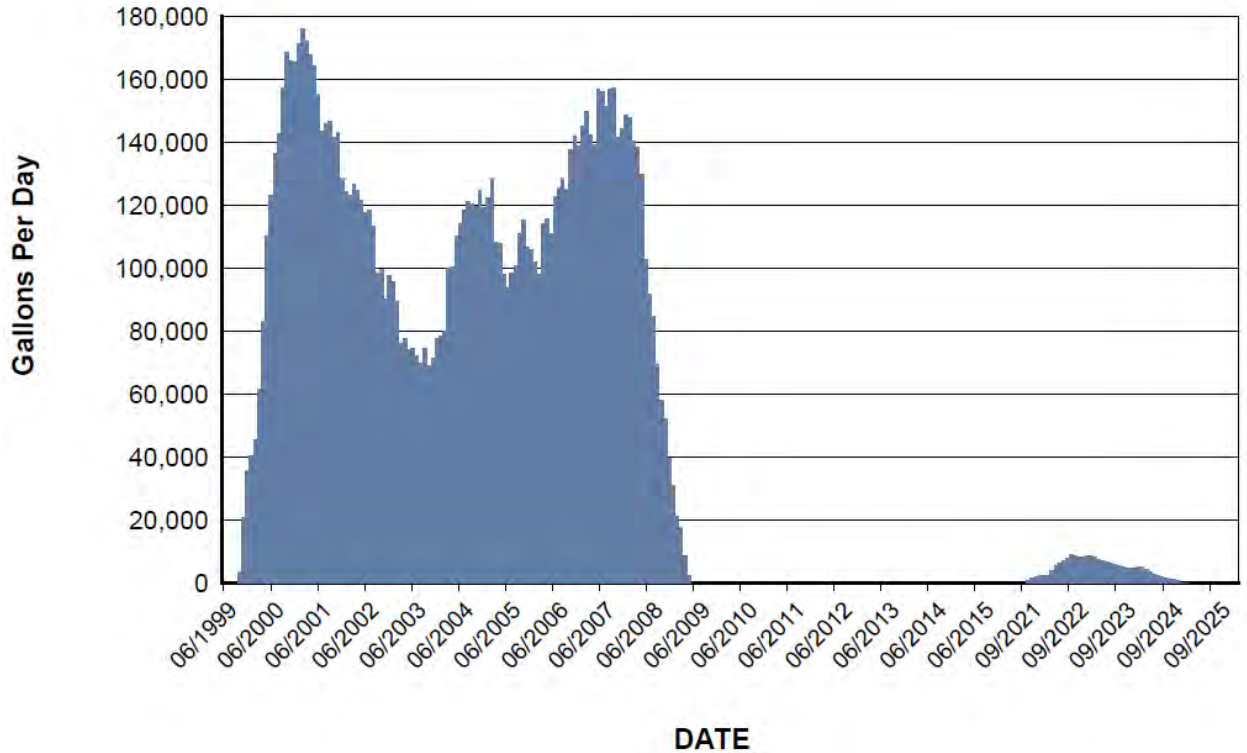


Figure 3: WUP No. 20 011852.004 groundwater bar graph pumpage data at Hidden Creek North.

- **Surface Water** - (N/A) - There is no surface water irrigation use on this property or Water Use Permit.
- **Reclaimed Water** - (DID 4) - Reclaimed water use for **May, April, March, February 2026 is pending receipt of the Pasco County Utilities invoices;** January 2026 was 3,433.3 gpd; December 2025 was 7,400 gpd, November 2025 was 7,366.7 gpd, October 2025 was 6,871.0 gpd, September 2025 was 6,666.7 gpd, August 2025 was 1,225.8 gpd, July 2025 was 9,871.0 gpd, June 2025 was 10,466.7 gpd, May was 7,387.1 gpd; April 2025 was 5,200.0 gpd; March 2025 was 1,3871.1 gpd; February 2025 was 2,571.4 gpd; January 2025 was 1,290.3 gpd; December 2024 was 5,548.4 gpd; November 2024 was 2,633.3 gpd; October 2024 was 96.8 gpd; September 2024 was 233.3 gpd; August 2024 was 200.0 gpd; July 2024 was 2,166.7 gpd; June 2024 was 5,233.3 gpd; May 2024 was 30,225.8 gpd; April 2024 was 11,666.7 gpd; March 2024 was 4,612.9 gpd; February 2024 was 6,275.9 gpd; January 2024 was 2,677.4 gpd; December 2023 was 838.7 gpd; November 2023 was 733.3 gpd; October 2023 was 677.4 gpd; 666.7 gpd in September 2023; 10,225.8 gpd in August 2023; 1,566.7 gpd in July 2023; 866.7 gpd in June 2023; 1,096.8 gpd in May 2023; 1,466.7 gpd in April 2023; 3,419.4 gpd in March 2023; 3,428.6 gpd in February 2023; 1,645.2 gpd in January 2023; 5,516.1 gpd in December 2022; 9,500 gpd in November 2022; 6,387.1 gpd in October 2022; 11,466.7 gpd in September 2022; 4,580.6 gpd in August 2022; 15,064.5 gpd in July 2022; 9,766.7 gpd in June 2022; 3,023.3 gpd in May 2022; 2,966.7 gpd in April 2022; 2,871.0 gpd in March 2022; 214.3 gpd in February



2022; zero (0) gpd in January 2022; 96.8 gpd in December 2021; 100 gpd in November 2021; zero (0) gpd AAD in October; zero (0) gpd in September; zero (0) gpd in August; zero (0) gpd in July 2021; zero (0) gpd AAD in June 2021; zero (0) gpd AAD in May 2021; 1,633.3 gpd AAD in April 2021; 25,451.6 gpd in March 2021; 13,535.7 gpd in February 2021; 4,967.7 gpd AAD in January 2021; and zero (0) gpd in December 2020 and all months preceding. Hidden Creek has not exceeded the permitted reclaimed water allocation of 66,800 gpd AAD over the past 12-month rolling average and is averaging **5,909.6 gpd AAD through February 4, 2026**, which is less than the rolling average allocation allowed by the WUP. Reclaimed water use is the primary irrigation water source for this WUP and should be used first prior to the use of groundwater. The groundwater source is permitted to be a 'stand-by' source of irrigation water and only used in the event reclaimed water is unavailable, unreliable, at low pressure, or in other limiting situations / circumstances. As a note, overpumping of reclaimed water, which is not occurring here, is generally not a violation of the Water Use Permit so long as groundwater use is not being overpumped in the process. The quantity of reclaimed water is currently in compliance with the WUP. As a note of reference, I did notice the cost of reclaimed water rose from \$0.70 per thousand gallons to \$0.75 per thousand gallons beginning on the September 6 to October 5, 2022 invoice timeline; rose from \$0.75 per thousand gallons to \$0.78 per thousand gallons beginning on the September 7 to October 6, 2023 invoice timeline; rose from \$0.78 per thousand gallons to \$0.81 per thousand gallons beginning on September 6 to October 7, 2024 invoice timeline; rose from \$0.81 per thousand gallons to \$1.01 per thousand gallons beginning on September 4 to October 6, 2025 invoice timeline (~20% increase); and now stands at \$1.01 per thousand gallons.





Figure 3: Photograph of weather station and Pasco County Utilities gated facility at Hidden Creek North. Photo taken January 7, 2025, by Edward M. Craig^{IV}, CPSS of Ardurra Group, Inc.

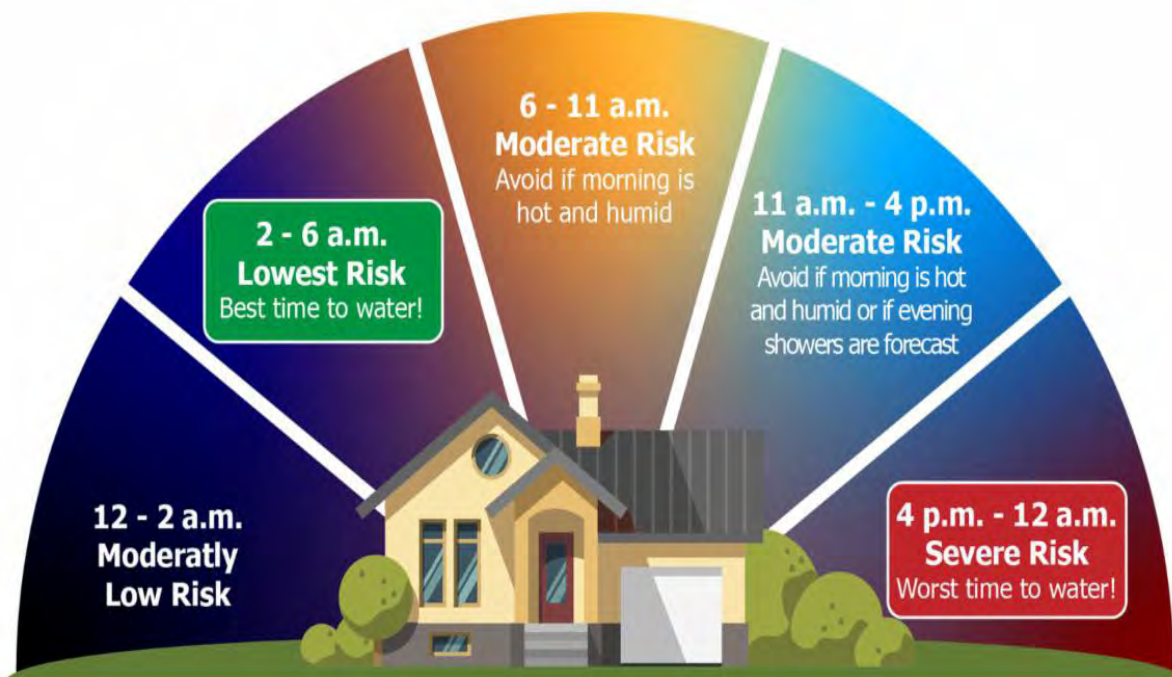
- As a reminder, the **2024 'Irrigation Water Use Form - Annual Landscape / Recreation / Golf - Northern Tampa Bay Water Use Caution Area'** form was submitted into the District on January 8, 2025, as conditionally required pursuant to WUP Special Condition No's. 1, 8 and 14, and cited in the December 7, 2023, Scope of Work under item 'd'. The form has been verified and uploaded into the District's WUP WMIS file-of-record.
- Please note, the **2025 'Irrigation Water Use Form - Annual Landscape / Recreation / Golf - Northern Tampa Bay Water Use Caution Area'** form was submitted into the District on January 2, 2026, as conditionally required pursuant to WUP Special Condition No's. 1, 8 and 14, and cited in the November 7, 2024, Scope of Work under item 'd'. Approval of this form by the District is pending.
- Reclaimed water is the primary irrigation water source. Please continue to **use reclaimed water first**, and **if reclaimed water is not available or in low supply and/or under low pressure, use of groundwater may be used as a secondary source**.

BEST MANAGEMENT PRACTICES and Other Information:

- Proper turf and landscape IFAS irrigation best management practices should be followed for long term plant health sustainability. Being deep into the wet season, the irrigation management team should continue to manage water use using sound irrigation practices, while evaluating pond water levels without overpumping groundwater augmentation into each respective pond.
- Please click on the following link for skipping a week during the dry months: [Get Your Lawn in Shape: Train It to Need Less Water This Winter | WaterMatters.org](https://www.watermatters.org/your-lawn-in-shape-train-it-to-need-less-water-this-winter).
- Please click on this link for an informational article from the District on "**Watch the Weather, Wait to Water**", [Watch the Weather, Wait to Water | WaterMatters.org \(state.fl.us\)](https://www.watermatters.org/watch-the-weather-wait-to-water).
- Please click on this link for information from the District on Watering Restrictions: [District Water Restrictions | WaterMatters.org \(state.fl.us\)](https://www.watermatters.org/district-water-restrictions).
- Here is a link from the District on some water conservation tips: [Tips for Homeowners to Save Water and Save Money | WaterMatters.org \(state.fl.us\)](https://www.watermatters.org/tips-for-homeowners-to-save-water-and-save-money).
- Here's a link on fertilization from the District: [Fertilizing 101: Protect Florida's Water and Grow a Healthy Lawn | WaterMatters.org](https://www.watermatters.org/fertilizing-101-protect-floridas-water-and-grow-a-healthy-lawn).
- '**District Declares Phase I Water Shortage**' on November 18, 2025. Please find information on the matter at the following link: https://url.us.m.mimecastprotect.com/s/A9UMCjRPIDuZQYqZUZFRcm8_AS?domain=links-2.govdelivery.com



- **NEW:** ‘District Declares Phase II ‘Severe’ Water Shortage’ on January 27, 2026. Please find information on the matter at the following link: [District Water Restrictions | WaterMatters.org](#)
- **NEW:** Phase II YouTube Video: [Understanding Water Restrictions \(2026\)](#) (1 minute: 27 seconds)
- **NEW:** District “Low Water Levels” YouTube video: [Low Water Levels](#) (2 minutes: 40 seconds)
- **NEW:** On May 8, 2026, daylight saving time had everyone “spring forward”, if you haven’t already, don’t forget to give your automated irrigation system an update too! A quick adjustment to set your timers ahead one hour will help ensure your lawn is still getting watered at the right times of day. If you’re not sure how to make the change, refer to your system’s manual, or a local irrigation professional can point you in the right direction. While adjusting for the time change, it’s also the perfect opportunity to make sure your irrigation schedule is consistent with the District’s water shortage restrictions. On your watering day, properties **under two acres** in size may only water **before 8 a.m. or after 6 p.m.** and properties **two acres or larger** may only water **before 10 a.m. or after 4 p.m.** Residents should check with their city or county for their allowable day and times as many have different schedules or stricter hours in effect.
- **NEW:** Outdoor water use accounts for more than 50 percent of water consumed by households. By keeping your irrigation timer properly set and watering only when your lawn truly needs it, you’ll save water, save money and do your part to protect Florida’s natural resources.





The next scheduled groundwater flowmeter reading will be conducted during the first week of July 2026 on site by myself.

Please continue to pass along the Pasco County Utilities 'Hidden Creek Boulevard' reclaimed water meter reading invoices as they come in.

As always, thank you for the opportunity to represent you, Rizzetta & Company, and Hidden Creek Community Development District on this project.

If I can provide additional clarification or information, please do not hesitate to call me at 941-320-8914 (cell), or reach out to me by email at ecraig@ardurra.com.

Sincerely,

Edward M. Craig^{IV}, CPSS
Senior Project Manager / Senior Scientist / Certified Professional Soil Scientist



An Equal
Opportunity
Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

Bartow Service Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office

7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

February 27, 2026

Hidden Creek North CDD / Attn: James Harvey
c/o 3434 Colwell Ave., Ste. 200
Tampa, FL 33614-8390

Subject: Required Permit Data
Water Use Permit No: 20 011852.004
Project/Site Name: Hidden Creek

Dear Permittee:

The above referenced Water Use Permit has special condition(s) requiring the reporting of specific data in a timely manner. As of this date, the enclosed listing represents data not yet received.

Please submit the required information within 30 days. If the information has been submitted timely and you are receiving this letter, your data may still be in process or there may be a data discrepancy that will not allow the data to be entered as submitted. Please contact us to resolve any discrepancies.

We now offer Permittees and their delegates the ability to submit this data via the Internet, through the Permit Information Center (PIC). Please visit our website at www.watermatters.org if you would like to set up an account or to log in to your account if you already have one.

If you need assistance or have any questions concerning your permit, please contact the Water Use Permit Bureau in the Tampa Service Office at (813)985-7481 or 1-800-836-0797 (Florida only).

Sincerely,

Water Use Permit Bureau
Regulation Division

Enclosure: As stated
cc: File of Record

WUP No: 20 011852.004

District ID	User ID	Serial #	Record Due Date	Submittal Due Date	Condition Code	Condition Description
0004	4		01/2026	02/2026	650	METER ACCURACY TEST
0004	4		01/2026	02/2026	918	METER RECLAIMED WATER GPD
0005	5		01/2026	02/2026	650	METER ACCURACY TEST

Tab 2

Hidden Creek North

COMMUNITY ASSET MANAGEMENT REPORT



May 15, 2026

Rizzetta & Company

Matthew Mironchik – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary/All Ornamental Beds

General Updates, Recent & Upcoming Maintenance Events.

- **Cutbacks of damaged plant material has started on Hidden Creek Blvd.**
- **While crews are performing cutbacks, 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.

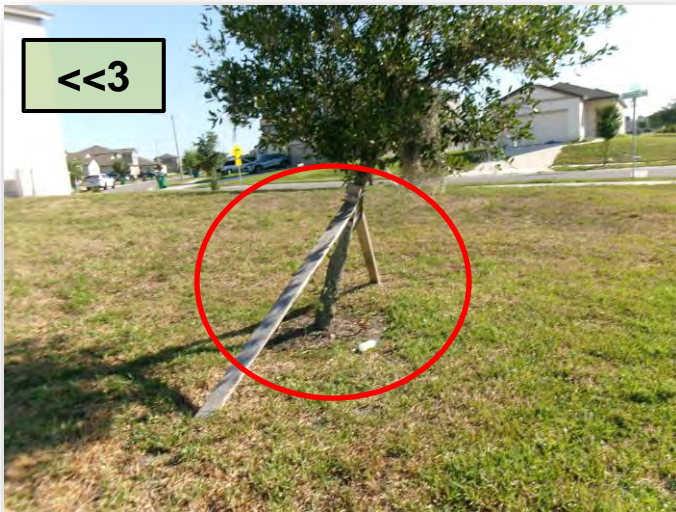


2. Section of turf along Hidden Creek Blvd. Northbound near exit is weak and weedy. **Is the irrigation working in this area?** (pic.2>>)
3. **Lodge poles and braces on trees in CDD maintained areas need to be removed if they are not doing anything or replaced if needed.(pic.3>>)**
4. Fenced area with water tank near pump station is weedy. This area should be on a spray schedule to maintain weeds.(pic.4>)

Hidden Creek Blvd./All Pond Banks/All Ornamental Beds



5. Palm trees in the center median on Hidden Creek Blvd. should have brown and hanging fronds removed. High visibility areas need to be kept neat and tidy at all times.(pic.5)



6. While crews are performing cutbacks on Hidden Creek Blvd. and Castle Ridge, they should be instructed to remove all weeds and dead plant material. A count shall then be taken and proposal for replacement needs to be made.

7. Pond edges that cannot be mowed need to be line trimmed. Almost all the ponds had tall weeds along the edges.(pic.7a-7c>>)



All Pond Banks/Daisy Meadow Loop/Eiland Blvd.



9. Dead/Dying trees on Daisy Meadow Loop and Eiland should be removed.(pic.9a-9c)



8. Crack weeds should be sprayed during each detail event.(pic.8)



Northwest Perimeter/Eiland Blvd.

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-10c>)



11. Fence along the Northwest perimeter is starting to lean towards the residences between 35071 and 35107 Daisy Meadow Loop.(pic.11a>,11b>)



12. Viburnum hedge along Eiland Blvd. is showing signs of tip dieback. Please have irrigation and AG team see what is happening here.(pic.12a>>,12b>>)



All Ornamental Beds With Grasses/SE Conservation Border

13. Some of the Fakahatchee grasses throughout property appear to have Spider Mite damage. Please have AG team diagnose and treat.(pic.13a>,13b>)

14. Edge of conservation area between Eiland Blvd. and Eastbrook Ave. is encroaching onto CDD property. This area needs to be maintained to delineate where CDD property ends. This needs to be taken care of before we lose the property line.(pic14a>-14g>>>)



Southeast Conservation Border



All CDD Maintained Turf/Eiland Blvd./Castle Ridge Rd.

12. Crew members should be instructed to line trim around obstacles to prevent weeds from taking over turf areas on CDD maintained property.(pic.15)



16. Dead Sabal Palm still present along Eiland Blvd.(pic.16)



17. Signage was observed in the ornamental bed on Castle Ridge Southbound.(pic.17>)

18. Please instruct crew members to remove debris near Pond 1 when they are in the area. This has been here for a while.(pic.18>)



Proposals

1. Removal of dead and weak trees along Eiland Blvd. and Daisy Meadow Loop. Item #9.(pic.1a-1c)

2. Removal of dead Sabal Palm along Eiland Blvd. Item #16.(pic.2)



Tab 3



We Are Tree Experts. Proudly Certified By:



Site:

Phase I Site - Hidden Creek Community - Daisy Meadow Loop, Zephyrhills, FL 33541

Phase II Site - Hidden Creek Community - Eastbrook Ave, Shade Fern Ln, and Buttonweed Trl, Zephyrhills, FL 33541

Requested By: Hidden Creek North CDD

Inspected By:

Mark Hughes / ISA Certified Arborist - FL-5367A

Thomas Konar / ISA Board Certified Master Arborist - NJ-1109B

Scope:

Evaluate the current vitality, overall condition, and establishment success of newly planted Crape Myrtles in Hidden Creek Community (Phase I and Phase II Sites).

Date of Evaluation: May 20th, 2026

All digital photo files can be provided upon request.

MAP 1



Phase I tree installation roads are highlighted in RED
Phase II tree installation roads are highlighted in BLUE

Species Profile as it Pertains to Installation and Establishment:

Lagerstroemia indica

- Grows best in full sun with moist, wet soil but will tolerate less hospitable positions in the landscape.
- Plants can defoliate in severe drought but new flowers and foliage typically emerge when summer rain returns.
- Fast growing — Can grown 3'-5' per year.
- Has a high rough tolerance once established.
- **Peeling (exfoliating) bark is indicative of crape myrtles.**
 - As the tree grows, pieces of its thin bark slough off to reveal a smooth stem beneath.



Thin exfoliating bark with a smooth cinnamon-red or beige under-layer is indicative of crape myrtles.

Pase I Trees Observations:

Installation:

- Best Management Practices with respect to tree installation were followed during the install phase.
 - Root flares of installed trees are at, or slightly above grade. **(FIG 1-3)**
 - Area within drip-line of tree has been mulched to help with moisture retention and stem protection. **(FIG 1-3)**
 - **We recommend utilizing a wider, thinner layer of mulch rather than a compact, thick mound, up against the stem.**
 - “Bubbler” irrigation fixtures were installed within the drip-zone of each tree. **(FIG 4-6)**
 - **We did not conduct a wet check or full irrigation review, so functionality and cycles are unknown to us.**
 - During establishment, trees require more frequent, deeper watering to thrive.
 - Newly installed roadside trees are especially susceptible to impacts from hot and dry conditions that are consistent with April & May and again around October.
 - **We recommend these trees receive supplemental watering to ensure survival and proper establishment - Minimum 2x/wk if no significant rain is received**
 - Tree guying was installed to stabilize the new installations. **(FIG 7-8)**
 - **We recommend that the tree guying (stakes and arbor tie) be removed after one growing season or prior, pending a site review of establishment.**
 - Leaving these systems in place for longer periods, can result in “in-grown” or girdling guying ties.
 - This can disrupt the transport of water and essential nutrients within the vascular system of the tree.

Tree Health:

- **No visible signs or symptoms of pathogens** (fungal, bacterial, and/or insect).
- Trees maintain a **moderately full to full canopy**. **(FIG 8-10)**
- Visible twig elongation. **(FIG 11-12)**
 - This is indicative of **positive growth** after installation.
- **Several trees are expressing early symptoms of drought stress**
- Several tree show mechanical damage to their stems.
 - These trees are currently compartmentalizing these wounds. **(FIG 13-14)**
 - **Strong compartmentalization is indicative of good tree health.**
- **“Exfoliating” bark is representative of this species, especially during periods of growth.** **(FIG 15-16)**
- Trees show a distinct difference in stem color from ground level to approx. 2’ up the stem.
 - This discoloration is a result of the stem being covered with an irrigation bag at install (currently removed). **(FIG 17-18)**

-
- The area under the bag was sheltered from the sun and elements, causing the distinct difference in stem color. This discoloration should diminish within one growing season.

Phase II Trees Observations:

Installation:

- Best Management Practices with respect to tree installation were followed during the install phase.
 - Root flares of installed trees are at, or slightly above grade. (FIG 19-21)
 - Area within drip-line of tree has been mulched to help with moisture retention and stem protection. (FIG 22-24)
 - **We recommend utilizing a wider thinner layer of mulch rather than compact thick mound, up against the stem.**
 - “Bubbler” irrigation fixtures were installed within the drip-zone of each tree. (FIG 24)
 - **We did not conduct a wet check or full irrigation review, so functionality and cycles are unknown to us.**
 - A majority of the trees also have irrigation bags installed. (FIG 25 - 27)
 - These bags are designed for a slow-release irrigation for newly installed trees.
 - **We observed old and damaged bags and recommend all bags be inspected for proper function, and replaced if necessary. (FIG 28-30)**
 - **All bags were empty at time of observation.**
 - During establishment, trees require more frequent, deeper watering to thrive.
 - Newly installed roadside trees are especially susceptible to impacts from hot and dry conditions, that are consistent with April & May and again around October.
 - **We recommend these trees receive supplemental watering to ensure proper establishment - Minimum 2x/wk if no significant rain is received**
 - Tree guying was installed to stabilize the new installations. (FIG 31-32)
 - **We recommend that the tree guying (stakes and arbor tie) be removed after one growing season or prior, pending a site of establishment.**
 - Leaving these systems in place for longer periods result in “in-grown” or girdling guying ties.
 - This can disrupt the transport of water and essential nutrients within the vascular system of the tree.

Tree Health:

- **No visible signs or symptoms of pathogens** (fungal, bacterial, and/or insect).
- A majority of the trees maintain a moderately full to full canopy. (FIG 33-35)
- **Several trees are expressing significant symptoms of drought stress.**
 - Manifested as leaves with dry crumpled edges and/or significant defoliation. (FIG 36-39)
- **“Exfoliating” bark is representative of the species, especially during periods of growth.**
 - (FIG 40-42)

-
- Trees showing a slight difference in stem color from ground level to approx. 2' up the stem.
 - This discoloration is a result of the stem being covered with an irrigation bag at install (currently present). **(FIG 43-44)**



FIG 1



FIG 2



FIG 3



FIG 4



FIG 5



FIG 6



FIG 7



FIG 8



FIG 9



FIG 10



FIG 11



FIG 12



FIG 13



FIG 14



FIG 15



FIG 16



FIG 17



FIG 18



FIG 19



FIG 20



FIG 21

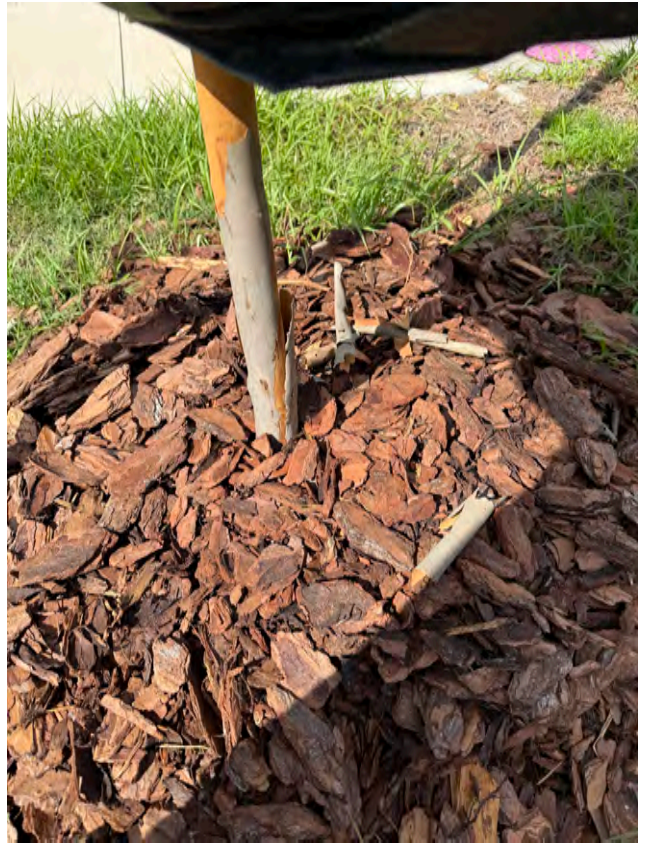


FIG 22



FIG 23

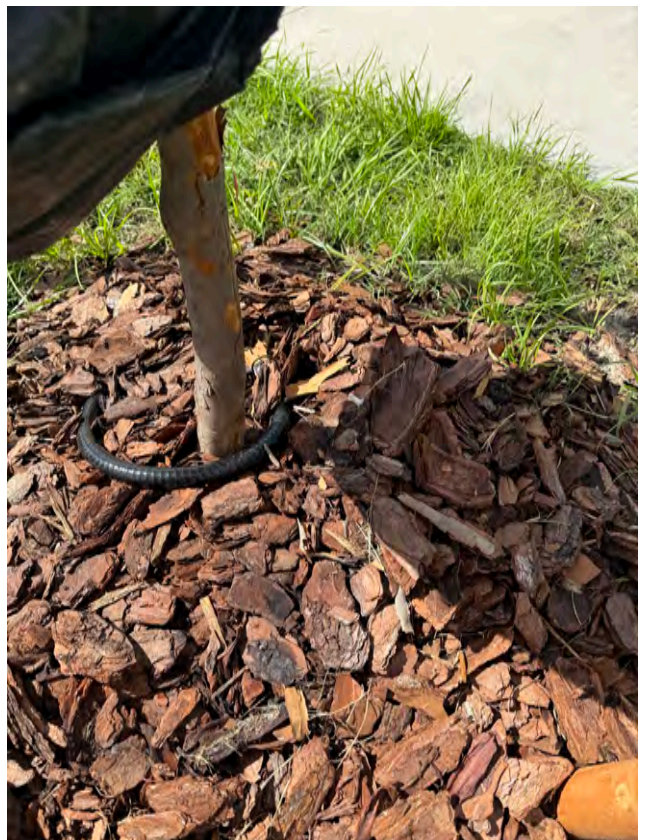


FIG 24



FIG 25



FIG 26



FIG 27



FIG 28



FIG 29



FIG 30



FIG 31



FIG 32



FIG 33



FIG 34



FIG 35

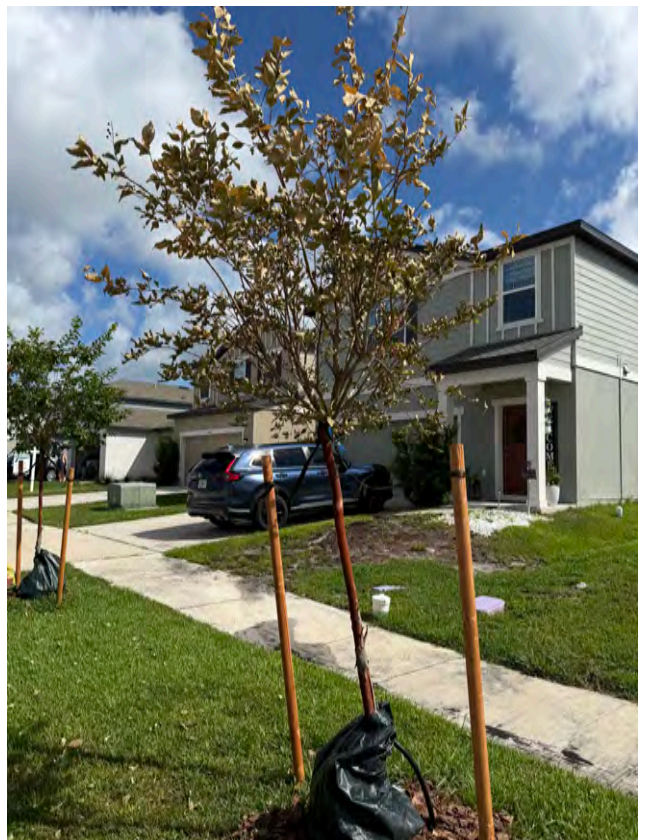


FIG 36



FIG 37



FIG 38



FIG 39

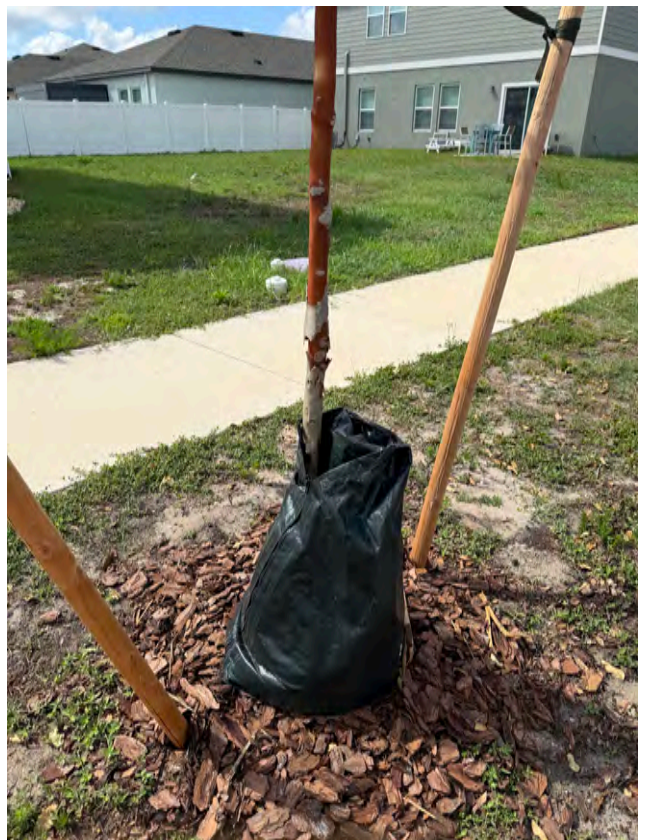


FIG 40



FIG 41



FIG 42



FIG 43

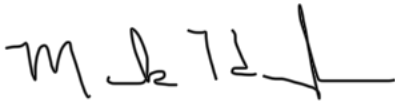


FIG 44

Please call with any question regarding the report as we are happy to further discuss.

Sincerely,

Mark Hughes
ISA Certified Arborist
FL-5367A

A handwritten signature in black ink, appearing to read 'M. Hughes'.

Thomas Konar
ISA Certified Master Arborist
NJ-1109 B

A handwritten signature in black ink, appearing to read 'Thomas Konar'.

Tree Condition Rating¹:

- (1) **Good:** *These are trees with good health and structural stability that have the potential for longevity at the site.*
- (2) **Moderate:** *Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require a more intense management and monitoring and may have shorter life spans than those in the “good” category.*
- (3) **Poor:** *Trees in this category are in poor health or have significant defects in the structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscaping settings or be unsuited for use areas.*
- (4) **Dead or Dying:** *There is no remedy or treatment for these trees, and should be removed from site.*

Levels of Tree Risk Assessment²:

- **Level 1: Limited visual assessment**

- *This is a visual assessment from a specified perspective of an individual tree or a population of trees near specified targets. It is conducted to identify obvious defects or specified conditions.*

- **Level 2: Basic assessment**

- *This is a detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires that a tree risk assessor inspect completely around the tree- looking at the site, and at visible buttress roots, trunk and branches.*

- **Level 3: Advanced assessment**

- *This is performed to provide detailed information about specific tree parts, defects, targets, or site conditions. They usually are conducted in conjunction with or after a basic assessment if the tree risk assessor needs additional information and the client approves the additional service. Specialized equipment, data collection and analysis, and/or expertise are usually required for advanced assessments.*

¹ Adapted from ANSI A300 (Part 5)-2019 Management of Trees and Shrubs During Site Planning, Site Development, and Construction, a Revision of ANSI A300 (Part 5)-2005, Annex A, A-2 “Example of suitability ratings”.

² Best Management Practices - Tree Risk Assessment Third Edition 2025 by E. Thomas Smiley, Nelda Matheny and Sharon Lilly. {ISBN: 978-1-881956-98-3} International Society of Arboriculture.

Limitations of Tree Risk Assessment³:

Limitations of tree risk assessment arise from uncertainties related to trees and the loads to which they are subjected. The scientific study of tree failure is relatively young; there is still much to learn. As an example, there are advanced techniques for determining wood condition, but specific wind speeds and/or wind direction that will cause a specific tree to fail are unknown. Tree risk assessors perform assessments with limited information about the structural condition of the tree itself and the environment that affects it. For instance, root decay may be present but not visible at the time of the assessment. Similarly, abnormally extreme winds that create loads greater than the tree can bear are not always predictable.

Some of the limitations that are common to risk assessment reports include but not limited to:

- Tree risk assessment is limited in scope to the specific risk(s) of interest, not any and all risks.*
- Tree risk assessment considers significant known and/or assigned targets and visible or detectable tree conditions.*
- Tree risk assessments represent the condition of the tree at the time of inspection.*
- Not all defects are detectable and not all failures are predictable.*
- The time period for risk categorization should not be considered a “guarantee period” for the risk assessment.*
- Only those trees specified in the scope of work were assessed, and assessments were performed within the limitations specified.*

Third Party Liability:

This Assessment was prepared by Arborist Aboard Inc exclusively for the Client. The contents reflect Arborist Aboard Inc best assessment of the trees and plants on the Property, in light of the information available to it at the time of preparation of this Assessment. Any use which a third party makes of this Assessment, or any reliance on or decisions made based upon this Assessment, are made at the sole risk of any such third parties. Arborist Aboard Inc accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the use or reliance of this Assessment by any such party.

³ Best Management Practices - Tree Risk Assessment Third Edition 2025 by E. Thomas Smiley, Nelda Matheny and Sharon Lilly. {ISBN: 978-1-881956-98-3} International Society of Arboriculture.

Tab 4











Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 7, 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

June 2

2026

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<u>FINANCIAL SUMMARY</u>	<u>4/30/2026</u>
General Fund Cash & Investment Balance:	\$547,792
Reserve Fund Cash & Investment Balance:	\$227,504
Debt Service Fund & Investment Balance:	<u>\$677,379</u>
Total Cash and Investment Balances:	\$1,452,675
General Fund Expense Variance: \$55,283	Under Budget



Rizzetta & Company

Hidden Creek North Community Development District

**Financial Statements
(Unaudited)**

April 30, 2026

Prepared by: Rizzetta & Company, Inc.

hiddencreeknorthcdd.org
rizzetta.com

Hidden Creek North Community Development District

Balance Sheet

As of 04/30/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	547,792	(32,983)	0	514,809	0	0
Investments	0	260,487	677,379	937,866	0	0
Accounts Receivable	4,486	0	3,004	7,489	0	0
Prepaid Expenses	583	0	0	584	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	680,383
Amount To Be Provided Debt Service	0	0	0	0	0	4,994,617
Total Assets	553,342	227,504	680,383	1,461,229	10,827,108	5,675,000
Liabilities						
Accounts Payable	11,346	0	0	11,346	0	0
Accrued Expenses	2,714	32,983	0	35,697	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,675,000
Total Liabilities	14,060	32,983	0	47,043	0	5,675,000
Fund Equity & Other Credits						
Beginning Fund Balance	336,273	58,632	536,355	931,259	0	0
Investment In General Fixed Assets	0	0	0	0	10,827,108	0
Net Change in Fund Balance	203,010	135,889	144,028	482,927	0	0
Total Fund Equity & Other Credits	539,283	194,521	680,383	1,414,186	10,827,108	0
Total Liabilities & Fund Equity	553,342	227,504	680,383	1,461,229	10,827,108	5,675,000

See Notes to Unaudited Financial Statements

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	313	313
Special Assessments				
Tax Roll	372,281	372,281	374,982	2,701
Total Revenues	<u>372,281</u>	<u>372,281</u>	<u>375,295</u>	<u>3,014</u>
Expenditures				
Legislative				
Supervisor Fees	13,000	7,583	2,600	4,983
Total Legislative	<u>13,000</u>	<u>7,583</u>	<u>2,600</u>	<u>4,983</u>
Financial & Administrative				
Accounting Services	21,067	12,290	12,289	1
Administrative Services	5,268	3,073	3,073	0
Arbitrage Rebate Calculation	550	550	0	550
Assessment Roll	5,852	5,852	5,852	0
Auditing Services	3,500	3,500	3,100	400
Dissemination Agent	5,000	2,916	2,917	0
District Engineer	19,440	11,340	11,907	(568)
District Management	23,526	13,724	13,724	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,205	2,453	2,453	0
Legal Advertising	3,200	1,866	883	984
Miscellaneous Mailings	1,000	584	0	583
Public Officials Liability Insurance	3,405	3,405	3,209	196
Tax Collector/Property Appraiser Fees	150	150	150	0
Trustees Fees	4,000	4,000	3,500	500
Website Hosting, Maintenance, Backup & E	4,000	2,937	1,400	1,538
Total Financial & Administrative	<u>104,338</u>	<u>68,815</u>	<u>64,632</u>	<u>4,184</u>
Legal Counsel				
District Counsel	25,000	14,584	7,083	7,499
Total Legal Counsel	<u>25,000</u>	<u>14,584</u>	<u>7,083</u>	<u>7,499</u>
Electric Utility Services				
Utility - Street Lights	16,000	9,333	6,886	2,448
Utility Services	1,300	758	1,741	(983)
Total Electric Utility Services	<u>17,300</u>	<u>10,091</u>	<u>8,627</u>	<u>1,465</u>
Water-Sewer Combination Services				
Utility - Reclaimed	3,000	1,750	1,211	539
Total Water-Sewer Combination Services	<u>3,000</u>	<u>1,750</u>	<u>1,211</u>	<u>539</u>
Stormwater Control				
Aquatic Maintenance	26,500	15,459	10,332	5,127
Stormwater Assessments	500	291	0	291
Stormwater Monitoring & Maintenance	1,600	934	0	934
Total Stormwater Control	<u>28,600</u>	<u>16,684</u>	<u>10,332</u>	<u>6,352</u>

See Notes to Unaudited Financial Statements

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 04/30/2026 YTD Budget	Year To Date 04/30/2026 YTD Actual	YTD Variance
Other Physical Environment				
Entry & Walls Maintenance & Repair	1,000	583	0	583
Field Services	10,200	5,950	0	5,950
General Liability Insurance	4,663	4,663	3,922	741
Irrigation Repair	20,220	11,795	2,078	9,717
Landscape - Mulch	10,000	5,834	3,166	2,668
Landscape Maintenance	105,000	61,250	63,880	(2,631)
Property Insurance	1,223	1,223	754	469
Well Maintenance	1,000	583	0	584
Total Other Physical Environment	153,306	91,881	73,800	18,081
Road & Street Facilities				
Sidewalk Maintenance & Repair	2,000	1,167	0	1,166
Street Sign Repair & Replacement	5,000	2,916	0	2,917
Total Road & Street Facilities	7,000	4,083	0	4,083
Contingency				
Miscellaneous Contingency	20,737	12,097	4,000	8,097
Total Contingency	20,737	12,097	4,000	8,097
Total Expenditures	372,281	227,568	172,285	55,283
Total Excess of Revenues Over(Under) Expenditures	0	144,713	203,010	58,297
Fund Balance, Beginning of Period	0	0	336,273	336,273
Total Fund Balance, End of Period	0	144,713	539,283	394,570

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,086	4,086
Special Assessments				
Tax Roll	197,769	197,769	197,769	0
Total Revenues	<u>197,769</u>	<u>197,769</u>	<u>201,855</u>	<u>4,086</u>
Expenditures				
Contingency				
Capital Outlay	197,769	197,769	65,966	131,803
Total Contingency	<u>197,769</u>	<u>197,769</u>	<u>65,966</u>	<u>131,803</u>
Total Expenditures	<u>197,769</u>	<u>197,769</u>	<u>65,966</u>	<u>131,803</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>135,889</u>	<u>135,889</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>58,632</u>	<u>58,632</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>194,521</u>	<u>194,521</u>

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

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,474	11,474
Special Assessments				
Tax Roll	381,688	381,688	383,497	1,810
Total Revenues	<u>381,688</u>	<u>381,688</u>	<u>394,971</u>	<u>13,284</u>
Expenditures				
Debt Service				
Interest	256,688	256,688	125,943	130,744
Principal	125,000	125,000	125,000	0
Total Debt Service	<u>381,688</u>	<u>381,688</u>	<u>250,943</u>	<u>130,744</u>
Total Expenditures	<u>381,688</u>	<u>381,688</u>	<u>250,943</u>	<u>130,744</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>144,028</u>	<u>144,028</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>536,355</u>	<u>536,355</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>680,383</u>	<u>680,383</u>

See Notes to Unaudited Financial Statements

HIDDEN CREEK NORTH CDD
Investment Summary
April 30, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2026</u>
Valley National Bank	Governemntal Checking	\$ 260,487
	Total Reserve Fund Investments	\$ 260,487
Regions Bank 2019A-1 Revenue	Goldman Sachs Financial Square Funds	\$ 362,437
Regions Bank 2019A-1 Reserve	Goldman Sachs Financial Square Funds	191,407
Regions Bank 2019A-1 Interest	Goldman Sachs Financial Square Funds	123,444
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
	Total Debt Service Fund Investments	\$ 677,379

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 04/01/2026 to 04/30/2026**

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

**Hidden Creek North Community Development District
Summary A/P Ledger
From 04/01/2026 to 04/30/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
283, 2340					
283 General Fund	04/27/2026	Dibartolomeo, McBee, Hartley & Barnes, PA	90118220	Auditing Services FY24-25	3,100.00
283 General Fund	04/23/2026	Duke Energy	910086115243-04232	Electric Services 04/26	1,132.69
283 General Fund	04/01/2026	Juniper Landscaping of Florida, LLC	390353	6 ACH Landscape Maintenance 04/26	6,869.97
283 General Fund	04/29/2026	Juniper Landscaping of Florida, LLC	393270	Insect & Disease Control 04/26	243.29
Sum for 283, 2340					11,345.95
Sum for 283					11,345.95
Sum Total					11,345.95

Hidden Creek North Community Development District
Notes to Unaudited Financial Statements
April 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 04/30/2026.
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 FY 25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice #AR00002922 in the amount of \$1,763.47 was received in May 2026.
6. Debt Service Fund – Payment for Invoice #AR00002922 in the amount of \$1,180.77 was received in May 2026.

Tab 6

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**HIDDEN CREEK NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meetings of Hidden Creek North Community Development District were held on **Tuesday, May 5, 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	Chairman
Jamie Schill	Assistant Secretary
Jose Garcia	Vice Chairman

Also present were:

Daryl Adams	District Manager, Rizzetta & Company
Mike Eckert	District Counsel, Kutak Rock (via conference call)
Ebony Bennett	Assistant Secretary (via conference call)
Alex Solano	Aquatic Weed Control
Matthew Mironchik	Landscape Inspection Specialist, Rizzetta & Company
Kirk Wagner	District Engineer Senior Inspector, BDI Engineering

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

FIRST ORDER OF BUSINESS

CALL TO ORDER

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

SECOND ORDER OF BUSINESS

AUDIENCE COMMENTS

There were no audience comments at this time.

THIRD ORDER OF BUSINESS

Presentation of Fiscal Year 2026-2027 Proposed Budget

The Board discussed the FY 2026-2027 Budget and plans for no assessment increase.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-02; Approving Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing

48 The budget hearing will be on August 4, 2026 at 10:00 am.
49

On a Motion by Mr. Garcia, seconded by Ms. Schill, with all in favor, the Board of Supervisors approved Resolution 2026-02, approving the Fiscal Year 2026/2027 Proposed Budget and setting the budget public hearing for August 4, 2026, at 10:00 a.m., for the Hidden Creek North Community Development District.

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FIFTH ORDER OF BUSINESS

**Ratification of Finn Outdoor Pond
Repair Agreement**

On a Motion by Mr. Schill, seconded by Ms. Schill, with all in favor, the Board of Supervisors ratified the Finn Outdoor Pond Repair Agreement for the Hidden Creek North Community Development District.

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SIXTH ORDER OF BUSINESS

STAFF REPORTS

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A. Presentation of Community Asset Management Report

58 Mr. Mironchik reviewed his report. The Board discussed not having received an
59 irrigation report for some time and requested that a 30-day notice be sent to Juniper.
60 The notice will require the vendor to meet with the Field Services Inspector within 15
61 days and develop a plan to present to the Board. The Board also requested that the
62 plan be included on next month's agenda.

63

64 The Board requested that an Arborist come onsite to conduct a sampling report for
65 the street trees in Phase One and Phase Two, and review the work that has been
66 completed as well as the work currently being performed.

67

B. Aquatic Maintenance

1. Presentation of AWC Aquatics Reports

69 Mr. Solano reviewed his report.

70
71

C. District Counsel

73 Mr. Eckert discussed a letter to Christian Academy drafted, and he will send it out
74 once reviewed. And provided the latest update.

75

D. District Engineer

77 Mr. Wagner reviewed the erosion proposals.

78

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.

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Mr. Wagner recommended that District Counsel send a letter to the school requesting that they repair their drainage system, which is causing erosion on the District's property. The Board agreed and directed District Counsel to send the letter to

83 Zephyrhills Christian Academy. Mr. Wagner also recommended obtaining a proposal
84 for staking the area.

85

86 **E. District Manager**

87

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

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

91

92 **2. Presentation of 1st Quarterly Website Audit**

93 Mr. Adams reviewed the 1st Quarterly Website Audit.

94

95 **3. Presentation of Registered Voter Count**

96 Mr. Adams reviewed the Registered Voter Count.

97

98 **SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board
of Supervisors Meeting held on April
7, 2026**

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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 April 7, 2026, as presented, for the Hidden Creek North Community Development District.

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EIGHTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures March
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 March 2026 (\$ 25,843.09)

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NINTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

No Supervisors' request presented.

TENTH ORDER OF BUSINESS

ADJOURNMENT

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

On a motion by Mr. Garcia, seconded by Mr. 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.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 7

Hidden Creek North Community Development District
Paid Operation & Maintenance Expenditures
 April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Weed Control, Inc.	300179	1138289	Aquatic Maintenance 04/26	\$ 1,476.00
Ardurra Group, Inc.	300175	182794	Engineering Services 03/26	\$ 925.00
Brletic Dvorak, Inc.	300176	2375	Engineering Services 03/26	\$ 210.00
Duke Energy	20260415-1	910086115243-032326	Electric Services 03/26	\$ 1,097.41
Duke Energy	300180	910086115467-040726	Electric Services 03/26	\$ 30.80
Duke Energy	300180	910124465365-040826	Electric Services 03/26	\$ 20.76
Duke Energy	300177	910190135640-040826	Electric Services 03/26	\$ 18.96
Edward A Schill	20260416-2	ES040726-283 ACH	Board of Supervisors Meeting 04/07/26	\$ 200.00
Jaime Schill	20260416-3	JS040726-283 ACH	Board of Supervisors Meeting 04/07/26	\$ 200.00
Jose G Garcia	20260416-1	JG040726-283 ACH	Board of Supervisors Meeting 04/07/26	\$ 200.00
Juniper Landscaping of Florida, LLC	300178	388299	Landscape - Fertilizer 03/26	\$ 427.82
Juniper Landscaping of Florida, LLC	300178	388792	Fertilizer, Insect & Disease Control 03/25	\$ 586.58
Juniper Landscaping of Florida, LLC	300178	390572	Landscape Maintenance 03/26	\$ 261.84
Juniper Landscaping of Florida, LLC	300182	391381	Landscape Maintenance 04/26	\$ 96.90
Juniper Landscaping of Florida, LLC	300184	391686	Tree Removal/Install 04/26	\$ 32,982.95

Hidden Creek North Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	300181	3731072	Legal Services 03/26	\$ 364.50
Pasco County Utilities	20260408-1	24165909 ACH	Water Services 02/26	\$ 180.79
Pasco County Utilities	300183	24334222	Water Services 03/26	\$ 61.61
Rizzetta & Company, Inc.	300174	INV0000108043	Accounting Services 04/26	\$ 5,972.17
Times Publishing Company	300185	86762-042626	Legal Advertising 04/26	\$ 114.00
Times Publishing Company	300185	86765-042626	Legal Advertising 04/26	<u>\$ 142.00</u>
Report Total				<u>\$ 45,570.09</u>



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
4/1/2026	1138289

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	5/1/2026

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.

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



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

April 07, 2026
Project No: R2026-09-0003500
Invoice No: 182794

Project Manager: Edward Craig

Project R2026-09-0003500 2026-0219-00 - Hidden Creek; WUP 20 011852.004 2026; CS

Professional Services from March 01, 2026 to March 31, 2026

Phase 001 Water Use Permit Compliance

Professional Personnel

	Hours	Rate	Amount	
Sr. Project Manager	5.00	185.00	925.00	
Totals	5.00		925.00	
Total Labor				925.00
		Total this Phase		925.00
		Total this Invoice		925.00

Billings to Date

	Current	Prior	Total
Labor	925.00	0.00	925.00
Totals	925.00	0.00	925.00

Ardurra Group, Inc.

ACH Remit To: Valley National Bank | Routing #021201383 | Account #42083001
Remit Address: PO Box 23402 | Tampa, FL 33623 | Remit Email: Accounts_Receivable@ardurra.com

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 2375
DATE 03/31/2026
TERMS Net 30
DUE DATE 04/30/2026

PROJECT NAME

Hidden Creek North CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[March 03 - March 31]	1:00	210.00	210.00

BALANCE DUE

\$210.00

Pay invoice



HIDDEN CREEK NORTH CDD
March 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	3/2 - 3/30	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 - review proposals at next meeting for SOI pond repairs for SWFWMD compliance.		0.00	\$210	R. Dvorak	\$0.00
		0.00	\$180	J. Whited	\$0.00
		0.00	\$120	K. Wagner	\$0.00
Initial pond assessment -		0.00	\$210	R. Dvorak	\$0.00
		<u>0.00</u>	<u>\$135</u>	K. Wagner	<u>\$0.00</u>
INVOICE TOTAL		1.00			\$210.00



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Feb 20 - Mar 20		
Description	Quantity	Usage
48W LED ROADWAY UG	70	1,190 kWh
50 MICRO II 3K UG	1	17 kWh
Total	71	1,207 kWh

Billing details - Lighting

Billing Period - Feb 20 26 to Mar 20 26	
Customer Charge	\$1.92
Energy Charge	
1,207,000 kWh @ 4.188c	50.55
Fuel Charge	
1,207,000 kWh @ 4.325c	52.20
Asset Securitization Charge	
1,207,000 kWh @ 0.054c	0.65
Fixture Charge	
50 MICRO II 3K UG	4.87
48W LED ROADWAY UG	399.70
Maintenance Charge	
50 MICRO II 3K UG	2.04
48W LED ROADWAY UG	142.80
Pole Charge	
CONCRETE, 30/35	
71 Pole(s) @ \$6.680	474.28
Total Current Charges	\$1,129.01

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

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

fb.def.duke.bills.20260320232634.47.atp-60307-000001069

Billing details - Taxes

Regulatory Assessment Fee	\$0.98
Gross Receipts Tax	2.70
Total Taxes	\$3.68





Your usage snapshot - Continued

Current electric usage for meter number 2771108	
Estimated reading on Mar 23	4238
Previous reading on Mar 4	- 4229
Energy Used	9 kWh
Current electric usage for meter number 363217803 *	
Actual reading on Apr 2	3
Previous reading on Mar 23	- 0
Energy Used	3 kWh
Billed kWh	12.000 kWh



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

* New Meter

Billing details - Electric

Billing Period - Mar 04 26 to Apr 02 26	
Meter - 2771108	
Meter - 363217803	
Customer Charge	\$17.92
Energy Charge	
12.000 kWh @ 9.566c	1.14
Fuel Charge	
12.000 kWh @ 4.422c	0.53
Asset Securitization Charge	
12.000 kWh @ 0.195c	0.02
Minimum Bill Adjustment	10.39
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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





duke-energy.com
877.372.8477

Your Energy Bill

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

Bill date Apr 8, 2026
For service Mar 5 - Apr 6
33 days

Account number 9101 2446 5365

Billing summary

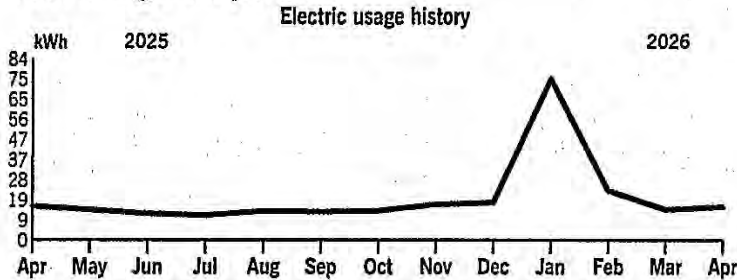
Previous Amount Due	\$20.64
Payment Received Mar 27	-20.64
Current Electric Charges	20.22
Taxes	0.54
Total Amount Due Apr 29	\$20.76



Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot



Average temperature in degrees				
	75°	79°	81°	83°
Current Month	Apr 2025	16	16	241
12-Month Usage		0	1	1
Avg Monthly Usage				20

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 credit

\$20.76
by Apr 29

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

030061 000001124
HIDDEN CREEK NORTH CDD
PO BOX 32414
CHARLOTTE NC 28232-2414



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

8891012446536500066000000000000000000000207600000020766



Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8339317	Actual	Mar 5 - Apr 6
<u>Usage Values</u>		
Billed kWh		15.645 kWh
Billed Demand kW		0.042 kW
Load Factor		47.03 %



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 - Mar 05 26 to Apr 06 26	
Meter - 8339317	
Customer Charge	\$18.47
Energy Charge	
15.645 kWh @ 3.411c	0.54
Fuel Charge	
15.645 kWh @ 4.422c	0.69
Demand Charge	
0.042 kW @ \$11.69	0.49
Asset Securitization Charge	
15.645 kWh @ 0.172c	0.03
Total Current Charges	\$20.22

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.52
Total Taxes	\$0.54





duke-energy.com
877.372.8477

Account number **9101 9013 5640**

Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
362289055	Actual	Mar 5 - Apr 6
<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

Billing Period - Mar 05 26 to Apr 06 26	
Meter - 362289055	
Customer Charge	\$18.47
Total Current Charges	\$18.47

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.47
Total Taxes	\$0.49



**Hidden Creek North CDD
SUPERVISOR PAY REQUEST**

Meeting Date: April 7, 2026

Name of Board Supervisor	Check if present	Check if paid	
Ebony Bennett	No	No	ACH
Jose Garcia	Yes	Yes	ACH
Michael Hunt	No	No	ACH
Edward Schill	Yes	Yes	ACH
Jaime Schill	Yes	Yes	ACH

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:03
Meeting End Time:	11:28
Total Meeting Time:	1.25

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

Deaf Adams

Please Remit Payment to:

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



Invoice 388299

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

Date	Due Date
03/27/26	4/26/2026
Account Owner	PO#
LAURALEE BISHOP	

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

#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal	
<i>Bahia Fertilization: March, APRIL, April & October - 03/23/2026</i>	\$427.82

Grand Total **\$427.82**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$427.82	\$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 388792

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

Date	Due Date
03/31/26	4/30/2026
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal	
<i>Ornamental Fertilization: March, June & October - 03/28/2026</i>	\$343.29
<i>Insect and Disease Control - 03/28/2026</i>	\$243.29
Grand Total	\$586.58

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,014.40	\$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 390572

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

Date	Due Date
03/31/26	4/30/2026
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal	
<i>St. Augustine Fertilization: February, March, April & October - 03/31/2026</i>	\$96.90
<i>Palms Fertilization: March, June, September & November - 03/31/2026</i>	\$164.94
Grand Total	\$261.84

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$8,146.21	\$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 391381

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

Date	Due Date
04/06/26	5/6/2026
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal	
<i>St. Augustine Fertilization: February, March, April & October - 04/02/2026</i>	\$96.90

Grand Total **\$96.90**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$8,243.11	\$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 391686

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

Date	Due Date
04/08/26	5/8/2026
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#394034 - Tree Removal/Install (Phase 2)	\$32,982.95
<i>Site Prep -</i>	
<i>Landscape Material -</i>	
<i>Irrigation Renovation -</i>	

Retainage (0.00%) \$0.00

Grand Total \$32,982.95

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$41,226.06	\$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

April 16, 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. 3731072

9623-1

Re: General Counsel

For Professional Legal Services Rendered

03/31/26	M. Eckert	0.90	364.50	Review draft audit and provide comments; review draft agenda; prepare for board meeting
----------	-----------	------	--------	-----------------------------------------------------------------------------------------

TOTAL HOURS 0.90

TOTAL FOR SERVICES RENDERED \$364.50

TOTAL CURRENT AMOUNT DUE \$364.50



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

LAND O' LAKES (813) 235-8012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 621-4285

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



141 0 1
 14-92227

HIDDEN CREEK NORTH CDD

Service Address: HIDDEN CREEK BOULEVARD

Bill Number: 24165909

Billing Date: 3/18/2026

Billing Period: 2/4/2026 to 3/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	190292554	2/4/2026	8390	3/6/2026	8569	30	179

Usage History

Transactions

Month	Reclaimed	Transaction Description	Amount
March 2026	179	Previous Bill	104.03
February 2026	103	Payment 03/09/26	-104.03 CR
January 2026	222	Balance Forward	0.00
December 2025	221	Current Transactions	
November 2025	213	Reclaimed	
October 2025	200	Reclaimed	179 Thousand Gals X \$1.01 = 180.79
September 2025	38	Total Current Transactions	180.79
August 2025	306	TOTAL BALANCE DUE	\$180.79
July 2025	314		
June 2025	229		
May 2025	156		
April 2025	43		



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

Account #	1101125
Customer #	01428501
Balance Forward	0.00
Current Transactions	180.79
Total Balance Due	\$180.79
Due Date	4/6/2026

10% late fee will be applied if paid after due date
 The Total Due will be electronically transferred on 04/06/2026.

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

014285017110112532416590900000180799



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

LAND O' LAKES (813) 235-8012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285

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



145 0 1
 14-92227

HIDDEN CREEK NORTH CDD

Service Address: HIDDEN CREEK BOULEVARD

Bill Number: 24334222

Billing Date: 4/16/2026

Billing Period: 3/6/2026 to 4/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190292554	3/6/2026	8569	4/6/2026	8630	31	61

Usage History

Transactions

Month	Reclaimed	Transaction Description	Amount
April 2026	61	Previous Bill	180.79
March 2026	179	Payment 04/06/26	-180.79 CR
February 2026	103	Balance Forward	0.00
January 2026	222	Current Transactions	
December 2025	221	Reclaimed	
November 2025	213	Reclaimed	61 Thousand Gals X \$1.01
October 2025	200	Total Current Transactions	61.61
September 2025	38	TOTAL BALANCE DUE	\$61.61
August 2025	306		
July 2025	314		
June 2025	229		
May 2025	156		



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net

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

Account # 1101125
 Customer # 01428501
 Balance Forward 0.00
 Current Transactions 61.61

Total Balance Due	\$61.61
Due Date	5/4/2026

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

The Total Due will be electronically transferred on 05/04/2026.

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

014285017110112532433422260000061618

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

Invoice

Date	Invoice #
4/2/2026	INV0000108043

Bill To:

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

Services for the month of	Terms	Client Number
April	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
		Subtotal	\$5,972.17
		Total	\$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

Advertising Run Dates		Advertiser Name	
4/26/26-4/26/26		HIDDEN CREEK NORTH CDD	
Billing Date	Sales Rep	Customer Account	
4/26/2026	Deirdre Bonett	TB181255	
Total Amount Due		Invoice Number	
\$114.00		86762-042626	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
4/26/26	4/26/26	86762	Baylink Pasco , tampabay.com	Legal-CLS 2 col	General Election Affidavit Fee	2	1.00x34.00 L	\$112.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
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 PO BOX 123396
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 Toll Free Phone 1 (877) 321-7355

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Billing Date	Sales Rep	Customer Account	
4/26/2026	Deirdre Bonett	TB181255	
Total Amount Due		Invoice Number	
\$114.00		86762-042626	

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 General Election was published in said newspaper by print in the issues of 04/26/26 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 **04/26/2026**

Signature of Notary of Public

Personally known or produced identification.

Type of identification produced _____

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Hidden Creek North Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections. The Pasco County Supervisor of Elections has multiple offices. The Central Pasco Professional Center is located at 4111 Land O' Lakes Blvd., Suite 105, Land O' Lakes, Florida 34639; Ph: (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Hidden Creek North Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.
April 26, 2026 86762

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
4/26/26-4/26/26		HIDDEN CREEK NORTH CDD	
Billing Date	Sales Rep	Customer Account	
4/26/2026	Deirdre Bonett	TB181255	
Total Amount Due		Invoice Number	
\$142.00		86765-042626	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
4/26/26	4/26/26	86765	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Regular Meeting Affidavit Fee	2	1.00x42.00 L	\$140.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates		Advertiser Name	
4/26/26-4/26/26		HIDDEN CREEK NORTH CDD	
Billing Date	Sales Rep	Customer Account	
4/26/2026	Deirdre Bonett	TB181255	
Total Amount Due		Invoice Number	
\$142.00		86765-042626	

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

REMIT TO:
 Times Publishing Company
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86765

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STATE OF FLORIDA } ss

COUNTY OF PASCO County

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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 **04/26/2026**

Signature of Notary of Public

Personally known or produced identification.

Type of identification produced _____

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

The Board of Supervisors of the Hidden Creek North Community Development District will hold their regular monthly meeting on 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: 04-26-2026

86765