



Rizzetta & Company

Hidden Creek North Community Development District

Board of Supervisors' Meeting July 7, 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

June 30, 2026

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Hidden Creek North Community Development District will be held on **Tuesday, July 7, 2026, at 10:00 a.m.** at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Wesley Chapel, Suite 100, Tampa, Florida 33544. The following is the tentative agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A. Discussion of FY 2026-2027 Budget
 - B. Discussion of Pond C Bank Restoration Project..... Tab 1
 - C. Consideration of Resolution 2062-04, Re-Designation Officers Tab 2
- 4. STAFF REPORTS**
 - A. Landscape Inspection Services
 1. Presentation of Community Asset Management Report..... Tab 3
 - B. Aquatic Maintenance
 1. Presentation of AWC Aquatics Reports Tab 4
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 1. Presentation of District Manager Report and Monthly Financials.... Tab 5
 2. Presentation of the 2nd Quarterly Website Audit Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on June 2, 2026 Tab 7
 - B. Consideration of the Operation and Maintenance Expenditures for May 2026 Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,

Darryl Adams
Darryl Adams
District Manager

Tab 1



Technical Memorandum

Date: June 2, 2026

To: Prospective Contractors

Project Name: Pond C Bank Restoration

From: Kirk Wagner

Location: Hidden Creek Community

Subject: Scope of work for bank restoration and stabilization

Hidden Creek CDD is requesting proposal for bank restoration and stabilization on pond C within the Hidden Creek Community.

Scope of Work:

Pond C –

1. Existing Conditions:

- a. Bank from a portion of north side around east side to a portion of the south side has severe erosion.
- b. Stormwater runoff from property to the north is a major contributing factor erosion on the north bank. District will need to engage with property owner to address their runoff entering onto CDD property.

2. Proposal #1 – Bank Restoration and Stabilization Project:

- a. Include all material, equipment, labor sod, possible irrigation repairs, mobilization and any other items to restore the bank area marked in red to the permitted plan set condition with a 4:1 slope from TOB elevation of 122.7 to an elevation between 118 and 120ft. based on existing site conditions.
- b. Restoration will use compacted fill and sod with rip rap stabilization at the toe of the restored bank. It is estimated that there is 850 ln ft of bank to restore.
- c. All material, equipment, labor, sod and rip rap to complete restoration and stabilization with rip rap armoring of the erosion in and around the MES from control structure. The MES is located in pond F1.
- d. All material, equipment, labor, sod and rip rap to complete restoration and stabilization with rip rap armoring around three sides of the MES. Include a rip rap splash pad on the outfall side of the MES. Maintain rip rap 4-6" below invert of pipe.
- e. Exhibits are included below.

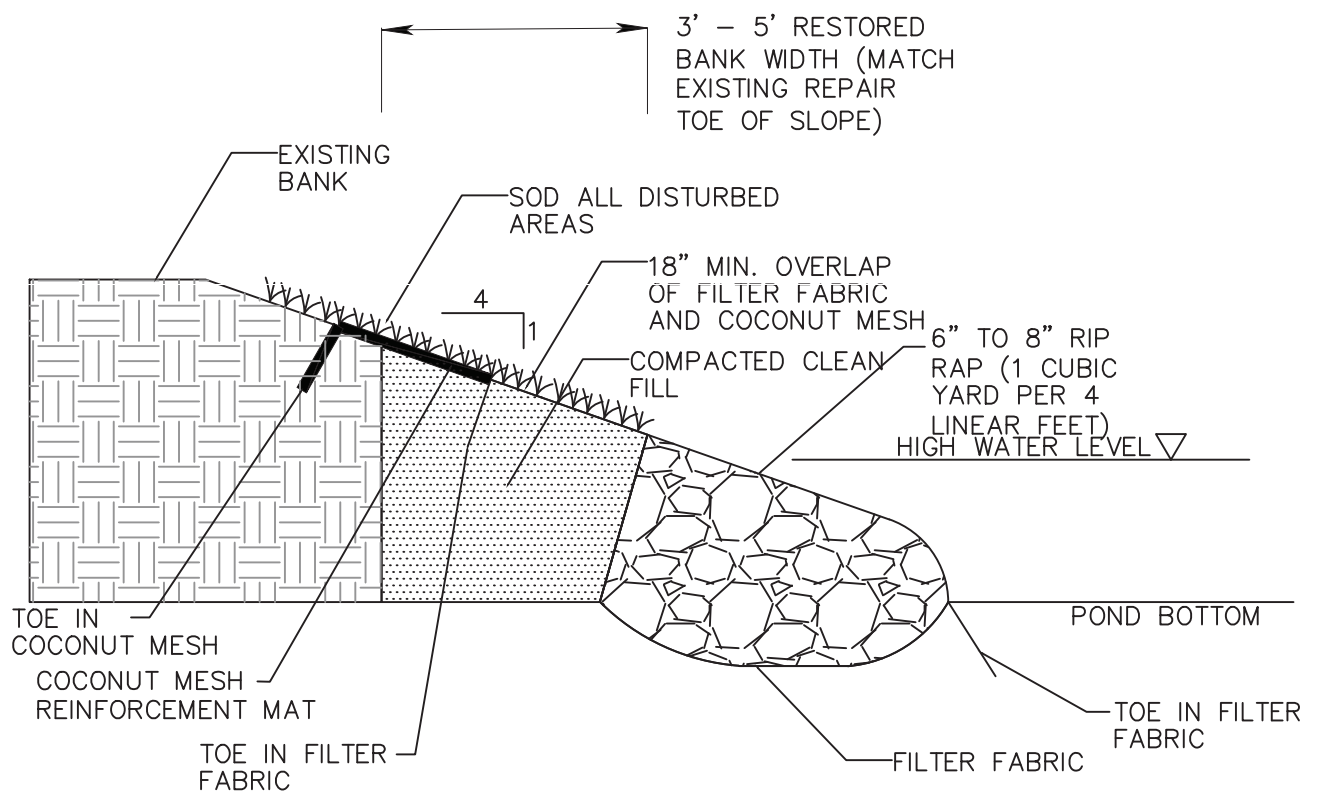
3. Proposal #2 - Bank Erosion to Property Line along North Bank

- a. There is a portion of the bank that has eroded from the pond back to the property line due to ongoing runoff from adjacent property's stormwater runoff exiting the property.
- b. Restore entire eroded area with appropriated fill suited for the restoration. All of the fill must be compacted in appropriate lifts for the soil type. Contractor should be prepared



to have the compacted soil tested if requested by the CDD as additional item for the scope of work.

- c. Please note there are irrigation lines that are exposed in the eroded area.
- d. Include all material, equipment, labor sod, possible irrigation repairs, mobilization and any other items to complete this bank restoration and stabilization to match the work for proposal #1 above.



BANK RESTORATION SECTION DETAIL
N.T.S.

Hidden Creek North CDD

Pond C

Proposal #2

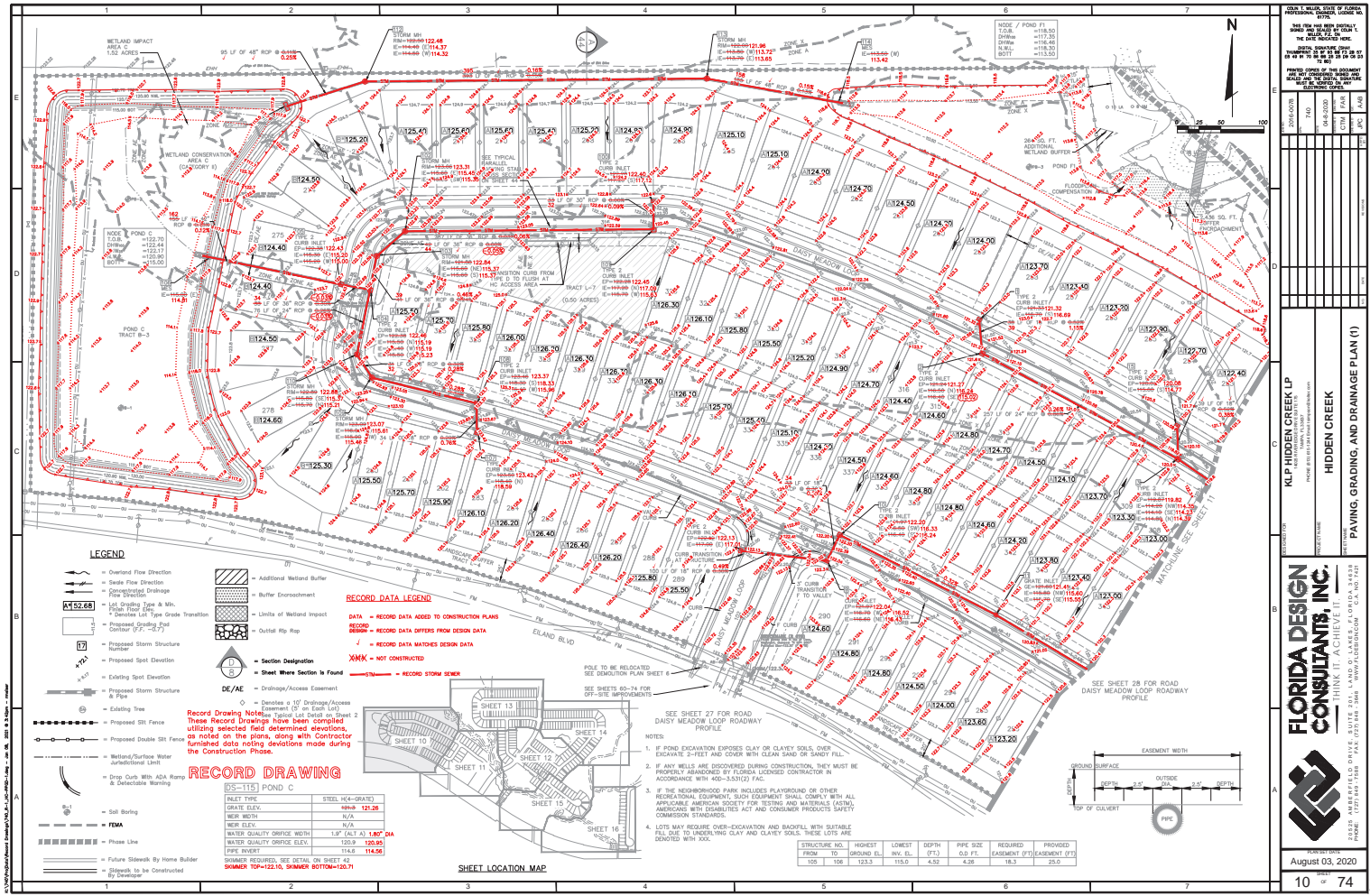
Proposal #1

C

Google Earth

700 ft





LEGEND

- Overland Flow Direction
- Side Flow Direction
- Geographical Drainage Flow Direction
- Lot Grading Type & Min. Slope
- Detention Lot Type Grade Transition
- Proposed Grading Spot Elevations (Elev. ± 0.1)
- Proposed Storm Structure Number
- Proposed Spot Elevation
- Existing Spot Elevation
- Proposed Storm Structure & Pipe
- Existing Tree
- Proposed DSI Fence
- Proposed Double DSI Fence
- Wellhead/Storm Water Infiltration Unit
- Drop Curb With ADA Ramp & Detectable Warning
- Soil Boring
- FEMA
- Phase Line
- Future Slabwork By Home Builder
- Slabwork to be Constructed

RECORD DATA LEGEND

- DATA = RECORD DATA ADDED TO CONSTRUCTION PLANS
- RECORD = RECORD DATA DIFFERS FROM DESIGN DATA
- ✓ = RECORD DATA MATCHES DESIGN DATA
- XXM = NOT CONSTRUCTED
- = RECORD STORM SEWER

RECORD DRAWING

(S-115) POND C

INLET TYPE	STEEL HK-4 (GRATE)
GRATE ELEV.	MIN 125.26
WEIR WIDTH	N/A
WEIR ELEV.	N/A
WATER QUALITY ORIFICE WIDTH	1.5" (ALT. A) 1.80' DIA
WATER QUALITY ORIFICE ELEV.	125.0
PIPE DIAMETER	12.0" 114.0"

SHOWER REQUIRED, SEE DETAIL ON SHEET 42
 SHOWER TOP=125.10, SHOWER BOTTOM=125.71

SHEET LOCATION MAP

SEE SHEET 27 FOR ROAD DASHY MEADOW LOOP ROADWAY PROFILE

- NOTES**
- IF POND EXCAVATION EXPOSES CLAY OR CLAYEY SOILS, OVER EXCAVATE 2'-FEET AND COVER WITH CLEAN SAND OR SANDY FILL.
 - IF ANY WELLS ARE DISCOVERED DURING CONSTRUCTION, THEY MUST BE PROPERLY ABANDONED BY FLORIDA LICENSED CONTRACTOR IN ACCORDANCE WITH 400-13(5) FAC.
 - IF THE NEIGHBORHOOD PARK INCLUDES PLAYGROUND OR OTHER RECREATIONAL EQUIPMENT, SLOPE EQUIPMENT SHALL COMPLY WITH ALL APPLICABLE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) AND/OR WITH QUALIFIED ACT AND CONSUMER PRODUCTS SAFETY COMMISSION STANDARDS.
 - LOTS MAY REQUIRE OVER-EXCAVATION AND BACKFILL WITH SUITABLE FILL TO UNDERLIE CLAY AND CLAYEY SOILS. THESE LOTS ARE IDENTIFIED WITH XXX.

STRUCTURE NO.	HIGHEST FLOW TO FLOW TO	LOWEST HW. EL.	DEPTH (FT.)	PIPE SIZE	REQUIRED	PROVIDED
108	106	123.3	115.0	4.50	4.50	18.3
						20.0

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

August 03, 2020

10 of 74

PCU#99-110.02 (PHASE 1) PCU#99-110.03 (PHASE 2)



Proposal #1

Pictures of
Pond C Bank Restoration and Stabilization
include MES from Control structure in Pond F1



35025 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250246, -82.237159 ±16ft



Pond C

Hidden Creek North 18565.004
Dec 30 2025 11:38:58 AM

35025 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250231, -82.23715 ±16ft



Pond C

Hidden Creek North 18565.004
Dec 30 2025 11:39:01 AM



35025 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250193, -82.23715 ±9ft



Pond C

Hidden Creek North 18565.004
Dec 30 2025 11:39:08 AM

35025 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250187, -82.237149 ±9ft



Pond C

Hidden Creek North 18565.004
Dec 30 2025 11:39:14 AM



35017 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250106, -82.237139 ±9ft



Pond C

Hidden Creek North 18565.004
Dec 30 2025 11:39:23 AM

35017 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250005, -82.237183 ±9ft



Pond C

Hidden Creek North 18565.004
Dec 30 2025 11:39:34 AM



35009 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.249935, -82.237203 ±9ft



35009 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.249819, -82.237205 ±13ft





35003 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.249765, -82.237183 ±13ft



35003 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.249696, -82.237165 ±16ft





35003 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.249632, -82.237139 ±13ft



Pond C

Hidden Creek North 18565.004
Dec 30 2025 11:40:24 AM

35003 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.24957, -82.237082 ±9ft



Pond C

Hidden Creek North 18565.004
Dec 30 2025 11:40:35 AM



34997 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

⦿ 28.249488, -82.237067 ±9ft



Pond C

Hidden Creek North 18565.004
Dec 30 2025 11:40:46 AM

34997 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

⦿ 28.249477, -82.237155 ±9ft



Pond C

Hidden Creek North 18565.004
Dec 30 2025 11:40:57 AM



35025 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.25072, -82.23736 ±9ft



35033 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250737, -82.237021 ±13ft





35129 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250648, -82.234884 ±13ft



Pond F1

Hidden Creek North 18565.004
Dec 30 2025 11:55:39 AM

35129 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250695, -82.234925 ±16ft



Pond F1

Hidden Creek North 18565.004
Dec 30 2025 11:55:46 AM



35121 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250725, -82.234978 ±16ft



Pond F1

Hidden Creek North 18565.004
Dec 30 2025 11:55:54 AM

35039 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.25072, -82.237015 ±13ft



Pond C

Hidden Creek North 18565.004
Dec 30 2025 11:45:13 AM



Proposal #2

Pictures of Bank Erosion to Property Line along North Bank



35033 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250747, -82.23715 ±16ft



Pond C

35033 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250744, -82.237049 ±16ft



Pond C



35033 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250794, -82.237042 ±23ft



Pond C

Hidden Creek North 18565.004
Dec 30 2025 11:46:39 AM

35033 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250805, -82.237055 ±13ft



Pond C

Hidden Creek North 18565.004
Dec 30 2025 11:46:50 AM

35033 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250815, -82.237056 ±13ft



35033 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250809, -82.237053 ±13ft





35033 Daisy Meadow Loop, Zephyrhills, FL 33541, USA

● 28.250803, -82.237052 ±13ft



Pond C

Hidden Creek North 18565.004
Dec 30 2025 11:47:16 AM

Tab 2

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Hidden Creek North Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary..

Darryl Adams is appointed Assistant Secretary.

Matthew Huber is appointed Assistant Secretary.

Scott Brizendine is appointed Secretary.

Scott Brizendine is appointed Treasurer.

Susan Garcia is appointed Assistant Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____ 2026.

**HIDDEN CREEK NORTH COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 3

Hidden Creek North

COMMUNITY ASSET MANAGEMENT REPORT



June 22, 2026

Rizzetta & Company

Matthew Mironchik – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary/All Ornamental Beds/Hidden Creek Blvd.

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.
- Initial inspection was performed on June 9th. At that inspection, I met with Lauralee Bishop(Account Manager) and Matt Gerich(Branch Manager). Matt observed the deficiencies and immediately called in extra crew members to correct some of the items observed. This report will illustrate both current deficiencies, as well as items that have been fixed.

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. Center median end cap on Hidden Creek Blvd. entrance, off of Eiland Blvd., still has Zoysia turf encroaching into bed space. At this point, I recommend removing the small patch of turf entirely and extending bed space.(pic.1a,1b>)



2. Bed weeds are still heavy in the front entrance beds and center median. Since the time of this inspection, some bed areas have been sprayed. I will continue to monitor these areas for weed die back.(pic.2a-2d>>)



Hidden Creek Blvd.



3. Dead plant material in the center median along Hidden Creek Blvd. have been removed.
4. Crew members should be instructed to spray the weeds on the edge of the man-hole cover at the North end of the center median on Hidden Creek Blvd.(pic.4)



5. Crew members should be instructed to make sure that all sidewalks in CDD maintained areas are hard edged during each mow event. This has been corrected since this inspection, but I will continue to monitor this deficiency.(pic.5)



Hidden Creek Blvd./Northwest Perimeter/'Pond 2'

6. Approximately 30 feet of turf along the Hidden Creek Blvd. exit, onto Eiland Blvd., is weak and patchy. According to reports provided, the irrigation in this area is functioning properly. I recommend re-sodding this area since it is considered 'High Visibility'.(pic.6)



7. CDD maintained area, behind the residences on the North side of Daisy Meadow Loop had only been mowed up to the corner of the first lot, leaving the rest unmaintained. This has been corrected, but this was the second time this was observed. I will continue to monitor this area for any future deficiencies.(pic.7)



8. During the time of my initial inspection, work on 'Pond 2' had been nearly completed.(pic.8)



9. Large area of erosion has been forming at the West end of 'Pond 2'. The erosion is now approximately 16 feet from the back of the resident 35129 Daisy Meadow Loop.(pic.9a-9c>>)



10. Ornamental bed spaces along the Northwest perimeter fence between the residences on Daisy Meadow Loop and the Christian Academy's baseball field have been unmaintained for a while. I recommend removing the plant material in these beds entirely for ease of maintenance.(pic.10a>>-10c>>)

Northwest Perimeter/Eiland Blvd./All Pond Banks



11. Dead trees along Eiland Blvd.; Daisy Meadow Loop and Hidden Creek Blvd. have been flagged for removal.

12. Crew members should be instructed to mow to the high-water mark when mowing pond edges. If conditions prevent mowing close to the waters edge for more than one mow event, these areas must be line trimmed.(pic.12a-12c>>)



13. Mowing along Eiland Blvd. in CDD maintained areas had not been performed for a long period, creating areas with 18"-24" grass. This was taken care of after my inspection, but I will continue to monitor and report.(pic.13>>)



Eiland Blvd./Castle Ridge Road/All Pond Banks



14. Bed spaces along Eiland Blvd. and Castle Ridge Rd. were filled with weeds. Since this inspection, those bed spaces have been sprayed. Crew members will need to hand pull the dead weeds once they turn brown to reclaim the bed spaces.(pic.14a>-14f>>)

15. Bag of garbage is still present on CDD maintained property near 'Pond 1'. This needs to be removed ASAP. (pic.15>>)

16. Area of erosion, at the North side of 'Pond 1' needs to be line trimmed at least every other mow event.(pic.16>>)



Eiland Blvd. Bed Spaces



17. Firebush hedge behind the residences on the Northwest side of Daisy Meadow Loop, near 'Pond 1', needs to be edged and weeded to reclaim that bed space. That is CDD property.(pic.17a>>,17b>>)

18. Northwest perimeter fence line between the residences on Daisy Meadow Loop and the Christian Academy's sports field needs to be line trimmed and than sprayed to prevent tall grass and weeds.(pic.18>>)

19. Crew members should be instructed to hard edge all storm drain grates and man-hole covers.



East Of 'Pond 1'/Southeast Conservation Border

<<17a



20. Southeast perimeter along the conservation area has been cleaned up after the initial inspection. Thank you.(pic.20a-20d>>>)

20a
Before



<<17b



20a
After



<<18



20b
Before



Southeast Conservation Border



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)



3. Removal of turf at the end of the center median on Hidden Creek Blvd. to expand bed space for ease of maintenance.(pic.3)



Tab 4





pond 12



pond 14



pond 13







Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 4, 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

July 7

2026

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<u>FINANCIAL SUMMARY</u>	<u>5/31/2026</u>
General Fund Cash & Investment Balance:	\$521,700
Reserve Fund Cash & Investment Balance:	\$228,173
Debt Service Fund & Investment Balance:	<u>\$557,008</u>
Total Cash and Investment Balances:	\$1,306,881
General Fund Expense Variance: \$65,277	Under Budget



Rizzetta & Company

Hidden Creek North Community Development District

**Financial Statements
(Unaudited)**

May 31, 2026

Prepared by: Rizzetta & Company, Inc.

hiddencreeknorthcdd.org
rizzetta.com

Hidden Creek North Community Development District

Balance Sheet

As of 05/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	521,700	0	0	521,700	0	0
Investments	0	228,173	557,008	785,180	0	0
Accounts Receivable	2,722	0	1,822	4,545	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	558,830
Amount To Be Provided Debt Service	0	0	0	0	0	5,116,170
Total Assets	525,486	228,173	558,830	1,312,489	10,827,108	5,675,000
Liabilities						
Accounts Payable	2,550	32,983	0	35,533	0	0
Accrued Expenses	2,546	0	0	2,546	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,675,000
Total Liabilities	5,096	32,983	0	38,079	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	184,117	136,558	22,475	343,151	0	0
Total Fund Equity & Other Credits	520,390	195,190	558,830	1,274,410	10,827,108	0
Total Liabilities & Fund Equity	525,486	228,173	558,830	1,312,489	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 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	357	357
Special Assessments				
Tax Roll	372,281	372,281	374,982	2,701
Total Revenues	372,281	372,281	375,339	3,058
Expenditures				
Legislative				
Supervisor Fees	13,000	8,667	3,600	5,067
Total Legislative	13,000	8,667	3,600	5,067
Financial & Administrative				
Accounting Services	21,067	14,044	14,044	0
Administrative Services	5,268	3,512	3,512	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	3,334	3,334	0
District Engineer	19,440	12,960	11,557	1,403
District Management	23,526	15,684	15,684	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,205	2,803	2,804	0
Legal Advertising	3,200	2,134	1,025	1,108
Miscellaneous Mailings	1,000	666	0	667
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	3,138	1,600	1,537
Total Financial & Administrative	104,338	75,907	69,546	6,361
Legal Counsel				
District Counsel	25,000	16,666	8,743	7,924
Total Legal Counsel	25,000	16,666	8,743	7,924
Electric Utility Services				
Utility - Street Lights	16,000	10,667	8,018	2,649
Utility Services	1,300	867	1,817	(952)
Total Electric Utility Services	17,300	11,534	9,835	1,697
Water-Sewer Combination Services				
Utility - Reclaimed	3,000	2,000	1,223	778
Total Water-Sewer Combination Services	3,000	2,000	1,223	778
Stormwater Control				
Aquatic Maintenance	26,500	17,667	11,808	5,859
Stormwater Assessments	500	333	0	333
Stormwater Monitoring & Maintenance	1,600	1,067	0	1,067
Total Stormwater Control	28,600	19,067	11,808	7,259

See Notes to Unaudited Financial Statements

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Other Physical Environment				
Entry & Walls Maintenance & Repair	1,000	666	0	666
Field Services	10,200	6,800	0	6,800
General Liability Insurance	4,663	4,663	3,922	741
Irrigation Repair	20,220	13,480	2,078	11,403
Landscape - Mulch	10,000	6,667	3,166	3,500
Landscape Maintenance	105,000	70,000	72,547	(2,547)
Property Insurance	1,223	1,223	754	469
Well Maintenance	1,000	667	0	667
Total Other Physical Environment	153,306	104,166	82,467	21,699
Road & Street Facilities				
Sidewalk Maintenance & Repair	2,000	1,333	0	1,334
Street Sign Repair & Replacement	5,000	3,334	0	3,333
Total Road & Street Facilities	7,000	4,667	0	4,667
Contingency				
Miscellaneous Contingency	20,737	13,824	4,000	9,825
Total Contingency	20,737	13,824	4,000	9,825
Total Expenditures	372,281	256,498	191,222	65,277
Total Excess of Revenues Over(Under) Expenditures	0	115,783	184,117	68,335
Fund Balance, Beginning of Period	0	0	336,273	336,273
Total Fund Balance, End of Period	0	115,783	520,390	404,608

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,755	4,755
Special Assessments				
Tax Roll	197,769	197,769	197,769	0
Total Revenues	<u>197,769</u>	<u>197,769</u>	<u>202,524</u>	<u>4,755</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>136,558</u>	<u>136,558</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>195,190</u>	<u>195,190</u>

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

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	13,366	13,366
Special Assessments				
Tax Roll	381,688	381,688	383,497	1,809
Total Revenues	<u>381,688</u>	<u>381,688</u>	<u>396,863</u>	<u>15,175</u>
Expenditures				
Debt Service				
Interest	256,688	256,688	249,388	7,300
Principal	125,000	125,000	125,000	0
Total Debt Service	<u>381,688</u>	<u>381,688</u>	<u>374,388</u>	<u>7,300</u>
Total Expenditures	<u>381,688</u>	<u>381,688</u>	<u>374,388</u>	<u>7,300</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>22,475</u>	<u>22,475</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>558,830</u>	<u>558,830</u>

See Notes to Unaudited Financial Statements

HIDDEN CREEK NORTH CDD
Investment Summary
May 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2026</u>
Valley National Bank	Governmental Checking	\$ 228,173
Total Reserve Fund Investments		\$ 228,173
Regions Bank 2019A-1 Revenue	Goldman Sachs Financial Square Funds	\$ 364,875
Regions Bank 2019A-1 Reserve	Goldman Sachs Financial Square Funds	191,948
Regions Bank 2019A-1 Interest	Goldman Sachs Financial Square Funds	93
Regions Bank 2019A-1 Principal	Goldman Sachs Financial Square Funds	17
Regions Bank 2019A-1 Sinking Fund	Goldman Sachs Financial Square Funds	69
Regions Bank 2019A-1 General Redemption	Goldman Sachs Financial Square Funds	6
Total Debt Service Fund Investments		\$ 557,008

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 05/01/2026 to 05/31/2026**

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	2,722.28
Sum for 283, 2340							2,722.28
283, 2341	283-200	283 Debt Service Fund S2019A-1 & A-2	Pasco County Tax Collector	AR00002922	12110	10/01/2025	1,822.76
Sum for 283, 2341							1,822.76
Sum for 283							4,545.04
Sum Total							4,545.04

See Notes to Unaudited Financial Statements

**Hidden Creek North Community Development District
Summary A/P Ledger
From 05/01/2026 to 05/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
283, 2340					
283 General Fund	05/01/2026	Brlitic Dvorak, Inc.	2448	Engineering Services 05/26	450.00
283 General Fund	05/07/2026	Duke Energy	910124465365-05072	Electric Services 04/26 6 ACH	20.51
283 General Fund	05/07/2026	Duke Energy	910086115243-05212	Electric Services 05/26 6 ACH	1,132.69
283 General Fund	05/28/2026	Juniper Landscaping of Florida, LLC	397974	Landscape Mainte- nance 05/26	275.25
283 General Fund	05/28/2026	Juniper Landscaping of Florida, LLC	397976	Landscape - Fertilizer 05/26	427.82
283 General Fund	05/25/2026	Juniper Landscaping of Florida, LLC	397636	Insect & Disease Con- trol 05/26	243.29
Sum for 283, 2340					2,549.56
283, 2925					
283 Reserve Fund	05/01/2026	Juniper Landscaping of Florida, LLC	395003	Tree Removal/Install 05/26	32,982.95
Sum for 283, 2925					32,982.95
Sum for 283					35,532.51
Sum Total					35,532.51

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

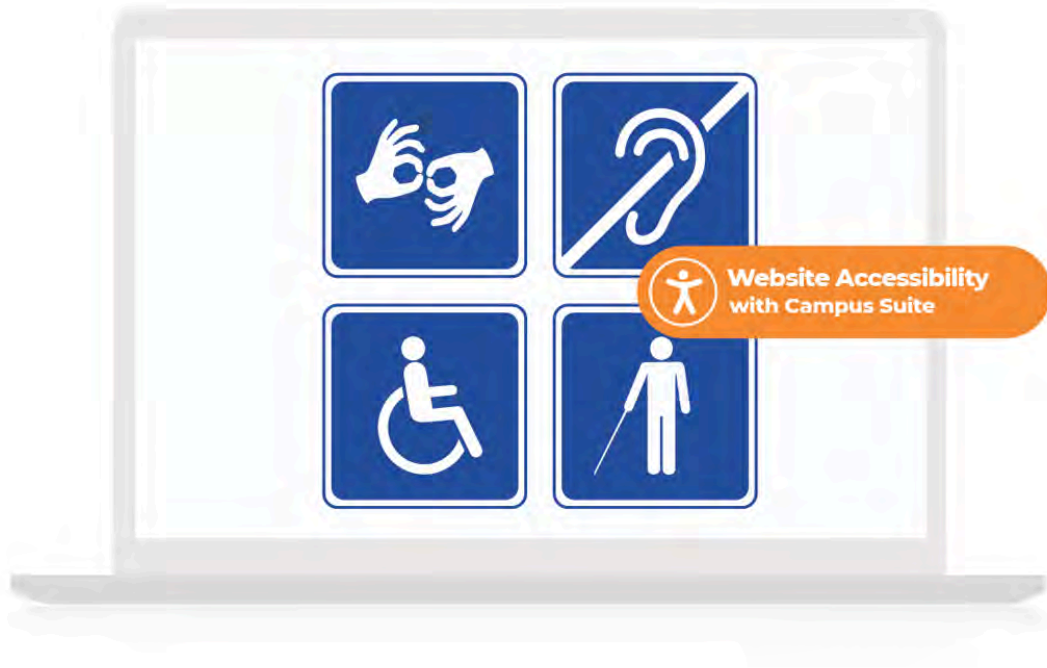
Balance Sheet

1. Trust statement activity has been recorded through 05/31/2026.
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 6



Quarterly Compliance Audit Report

Hidden Creek North

Date: June 2026 - 2nd 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

Table of Contents

Compliance Audit

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Helpful information:

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ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

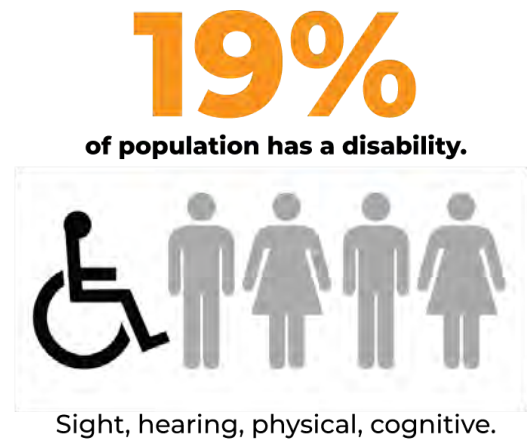
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 7

MINUTES OF MEETING

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

**HIDDEN CREEK NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meetings of Hidden Creek North Community Development District were held on **Tuesday, June 6, 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
Jose Garcia	Vice Chairman
Ebony Bennett	Assistant Secretary

Also present were:

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

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

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Adams called the meeting to order at 10:11 a.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS

AUDIENCE COMMENTS

There were no audience comments at this time.

THIRD ORDER OF BUSINESS

Discussion of FY 2026-2027 Budget

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

FOURTH ORDER OF BUSINESS

**Discussion of Ardurra Monthly
Water Use Permit Compliance
Report**

48 The Board discussed the Ardurra Monthly Water Use Permit Compliance Report.

49

50 **FIFTH ORDER OF BUSINESS**

STAFF REPORTS

51

A. Landscape Inspection Services

52

1. Presentation of Community Asset Management Report

53

54 Mr. Mironchik reviewed his report. He noted that Juniper Landscaping needs to
55 perform cutbacks to address the overgrowth. Mr. Mironchik will prepare a scope of
56 work and present it to the Board at the July meeting.

57

2. Consideration of Street Tree Arborist Report

58

59 The Board reviewed the Arborist Report. The Board noted that some of the gator logs
60 were empty, while others had been used and contained holes. The Board approved
61 the release of payment for Phase-Two and discussed the condition of the used gator
62 logs and the upcoming Phase-Three work.

63

B. Aquatic Maintenance

64

1. Presentation of AWC Aquatics Reports

65

66 Mr. Solano reviewed his report.

67

C. District Counsel

68

69 Mr. Eckert provided his update.

70

D. District Engineer

71

72 Mr. Wagner provided an update on the commencement of the erosion repair work.
73 The Board requested an update regarding the erosion letter to the affected resident.

74

E. District Manager

75

1. Presentation of District Manager Report and Monthly Financials

76

77 Mr. Adams reviewed his report and monthly financials. He also reminded the Board that
78 the next meeting is scheduled for June 2, 2026, at 10:00 a.m.

79

80 **SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board
of Supervisors Meeting held on May 5,
2026**

81

82

83

On a Motion by Mr. Schill, seconded by Ms. Schill, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on May 5, 2026, as presented, for the Hidden Creek North Community Development District.

84

85 **SEVENTH ORDER OF BUSINESS**

**Consideration of Operation and
Maintenance Expenditures April 2026**

86

87

On a Motion by Mr. Schill, seconded by Ms. Schill, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for April 2026 (\$ 45,570.09)

Tab 8

Hidden Creek North Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	300193	2419	Engineering Services 04/26	\$ 900.00
Dibartolomeo, McBee, Hartley & Barnes, PA	300186	90118220	Auditing Services FY24-25	\$ 3,100.00
Duke Energy	20260518-1	910086115243-042326 ACH	Electric Services 04/26	\$ 1,132.69
Duke Energy	300191	910086115467-050626	Electric Services 04/26	\$ 30.80
Duke Energy	300190	910190135640-050726	Electric Services 04/26	\$ 18.96
Ebony P Bennett	20260511-1	EB050526-283 ACH	Board of Supervisors Meeting 05/05/26	\$ 200.00
Edward A Schill	20260511-3	ES050526-283 ACH	Board of Supervisors Meeting 05/05/26	\$ 200.00
Jaime Schill	20260511-5	JS050526-283 ACH	Board of Supervisors Meeting 05/05/26	\$ 200.00
Jose G Garcia	20260511-2	JG050526-283 ACH	Board of Supervisors Meeting 05/05/26	\$ 200.00
Juniper Landscaping of Florida, LLC	300188	390353	Landscape Maintenance 04/26	\$ 6,869.97
Juniper Landscaping of Florida, LLC	300189	393270	Insect & Disease Control 04/26	\$ 243.29
Juniper Landscaping of Florida, LLC	300194	394391	Landscape Maintenance 05/26	\$ 6,869.97

Hidden Creek North Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	300192	3745850	Legal Services 04/26	\$ 1,559.00
Michael J Hunt	20260511-4	MH050526-283 ACH	Board of Supervisors Meeting 05/05/26	\$ 200.00
Rizzetta & Company, Inc.	300187	INV0000109135	Accounting Services 05/26	\$ 5,972.17
Times Publishing Company	300195	90208-052426	Legal Advertising 05/26	<u>\$ 142.00</u>
Report Total				<u>\$ 27,838.85</u>

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
Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
United States

INVOICE 2419
DATE 05/01/2026
TERMS Net 30
DUE DATE 05/31/2026

PROJECT NAME
Hidden Creek North CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[April 07 - April 30]	5:00	180.00	900.00

BALANCE DUE \$900.00

[Pay invoice](#)

Dibartolomeo, McBee, Hartley & Barnes, PA

2222 Colonial Road, Suite 201

Fort Pierce, FL 34950

Tel: 461-8833

Fax: (772) 461-8872

Hidden Creek North CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa, FL 33634

April 27, 2026

Invoice: 90118220

Services rendered regarding audited financial statements for the year ended
September 30, 2025.

\$3,100.00

Invoice Total \$3,100.00

INVOICE AMOUNT DUE IN 30 DAYS

We accept all major credit cards

Current	31 to 60	61 to 90	91 and Over	Total
3,100.00	0.00	0.00	0.00	3,100.00



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Mar 21 - Apr 22		
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 - Mar 21 26 to Apr 22 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.20260422214119.99.afp-59577-000001013

Billing details - Taxes

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





duke-energy.com
877.372.8477

Your Energy Bill

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

Bill date May 6, 2026
For service Apr 3 - May 4
32 days

Account number 9100 8611 5467

Billing summary

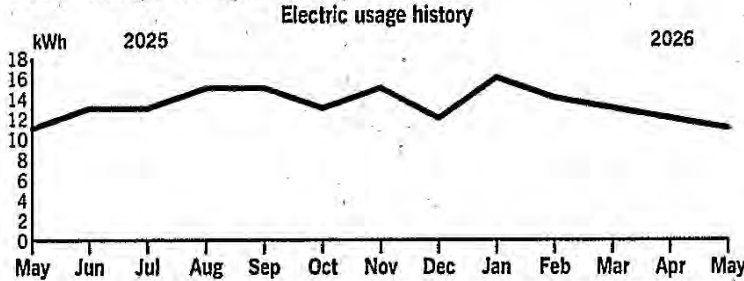
Previous Amount Due	\$30.80
Payment Received Apr 28	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due May 27	\$30.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

Your usage snapshot



Average temperature in degrees

79° 81° 83° 83° 81° 75° 67° 65° 60° 60° 70° 73° 78°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	11	11	162	14
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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



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

Account number
9100 8611 5467

Amount of automatic draft

\$30.80 by May 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**

030061 000001243



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



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

88910086115467000660000000000000000000003080000000030800

fb.dsf.duke_billis.20260505213021.73.afp-60121-000001243



Your usage snapshot - Continued

Current electric usage for meter number 363217803	
Actual reading on May 4	14
Previous reading on Apr 3	- 3
Energy Used	11 kWh
Billed kWh	11.000 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 - Apr 03 26 to May 04 26	
Meter - 363217803	
Customer Charge	\$17.92
Energy Charge	
11.000 kWh @ 9.566c	1.05
Fuel Charge	
11.000 kWh @ 4.422c	0.49
Asset Securitization Charge	
11.000 kWh @ 0.195c	0.02
Minimum Bill Adjustment	10.52
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

fb.def.duke.bills.20260505213021.73.afp-60123-000001243





Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
362289055	Actual	Apr 7 - May 5
<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 - Apr 07 26 to May 05 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

fb.def.duke.bills.20260506211415.15.asp-50573-000002626



**Hidden Creek North CDD
Pay Request Form**

Meeting Date: May 5, 2026

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00am
Meeting End Time:	11:30am
Total Meeting Time:	1.33


Time Over (3) Hours:

Total at \$400 per Hour: \$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature:  _____

Please Remit Payment to:

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



Invoice 390353

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

Date	Due Date
04/01/26	5/1/2026
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal April 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)
\$40,096.21	\$6,869.97	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 393270

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

Date	Due Date
04/29/26	5/29/2026
Account Owner	PO#
LAURALEE BISHOP	

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

#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal	
<i>Insect and Disease Control - 04/21/2026</i>	\$243.29

Grand Total **\$243.29**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$40,096.21	\$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 394391

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

Date	Due Date
05/01/26	5/31/2026
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#351739 - Hidden Creek - 2025-2026 Single Ticket Landscape Maintenance Renewal May 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)
\$13,983.23	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 14, 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. 3745850
9623-1

Re: General Counsel

For Professional Legal Services Rendered

04/06/26	K. Haber	0.50	142.50	Prepare April meeting agenda memorandum
04/07/26	M. Eckert	1.90	769.50	Prepare for and attend board meeting
04/07/26	K. Haber	0.80	228.00	Prepare pond repair agreement; correspond with Adams and Betancourt regarding same
04/23/26	K. Haber	0.40	114.00	Prepare budget approval resolution; correspond with Betancourt regarding same
04/24/26	J. Daly	0.40	78.00	Coordinate response to auditor letter
04/24/26	M. Eckert	0.10	40.50	Respond to auditor request
04/24/26	K. Haber	0.40	114.00	Prepare budget approval resolution; correspond with Betancourt regarding same
04/28/26	R. Dugan	0.10	32.00	Correspondence regarding board meeting
04/30/26	M. Eckert	0.10	40.50	Review agenda; prepare for board meeting
TOTAL HOURS		4.70		

KUTAK ROCK LLP

Hidden Creek North CDD

May 14, 2026

Client Matter No. 9623-1

Invoice No. 3745850

Page 2

TOTAL FOR SERVICES RENDERED \$1,559.00

TOTAL CURRENT AMOUNT DUE \$1,559.00

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

Invoice

Date	Invoice #
5/2/2026	INV0000109135

Bill To:

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

Services for the month of	Terms	Client Number
May	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	
5/24/26-5/24/26		HIDDEN CREEK NORTH CDD	
Billing Date	Sales Rep	Customer Account	
5/25/2026	Deirdre Bonett	TB181255	
Total Amount Due		Invoice Number	
\$142.00		90208-052426	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
5/24/26	5/24/26	90208	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Regular Meetings 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	
5/24/26-5/24/26		HIDDEN CREEK NORTH CDD	
Billing Date	Sales Rep	Customer Account	
5/25/2026	Deirdre Bonett	TB181255	
Total Amount Due		Invoice Number	
\$142.00		90208-052426	

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

90208

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 Meetings was published in said newspaper by print in the issues of 05/24/26 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 **05/24/2026**

Signature of Notary of Public
Personally known or produced identification.
Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

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 June 2, 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: 05-24-2026

90208