



Rizzetta & Company

Hidden Creek North Community Development District

**Board of Supervisors' Meeting
November 7, 2023**

**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	Ebony Bennett Michael Hunt Jose Garcia Edward Schill Jamie Schill	Chairman Assistant Secretary Assistant Secretary Vice Chairman Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Michael Eckert	Kutak Rock LLP
District Engineer	David Fleeman	Florida Design Consultants

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

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

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

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

HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT
District Office · Wesley Chapel, Florida (813) 994-1001
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
<https://www.hiddencreeknorthcdd.org>

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

October 31, 2023

Dear Board Members:

The regular meeting of the Board of Supervisors of Hidden Creek North Community Development District will be held on **Tuesday, November 7, 2023, 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 agenda for this meeting.

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE COMMENTS

3. BUSINESS ITEMS

- A. Discussion of Oak Tree Replacement
- B. Consideration of Professional Landscape Inspection Services Proposal.....Tab 1

4. STAFF REPORTS

- A. Presentation of AWC Aquatics Report Tab 2
- B. Presentation of Lawn Medics Landscape Report Tab 3
- C. District Counsel
- D. District Engineer
- E. District Manager
 - 1. Presentation of District Manager Report and Financials Tab 4
 - 2. Presentation of the 3rd Quarter Website Audit..... Tab 5

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisors Meeting held on October 3, 2023 Tab 6
- B. Consideration of the Operation and Maintenance Expenditures for September 2023..... Tab 7

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

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

Sincerely,
Daryl Adams
District Manager

Tab 1



Rizzetta & Company

Hidden Creek North Community Development District

Proposal for Professional Landscape Inspection Services

October 30, 2023

Presented by: Rizzetta & Company, Inc.

3434 Colwell Avenue, Suite 200
Tampa, FL 33614
813.933.5571

rizzetta.com

Rizzetta & Co. ***Landscape Inspection Services***

“COMMITTED TO PRESERVING AND ENHANCING THE COMMUNITY LANDSCAPE”

One of the largest expenses in any planned community is landscape maintenance. Why not have a professional, experienced landscape manager ensuring it is thriving and beautifully framing the community as it was intended to be?

Our Landscape Inspection Services team includes a Landscape Designer, a former commercial landscape maintenance company account manager, and two prior owners of multi-dimensional landscape service firms. Rizzetta & Co.'s Landscape Inspection Services team has a combined total of more than 100 years serving Florida community landscapes!

Each of our Landscape Specialists is Best Management Practices (BMP) certified in the state of Florida. Our team is committed to elevating the landscape maintenance in your community with detailed inspections, formal reporting, landscape planning, and effective vendor management strategies.

The first thing noticed in any community is its landscaping. It can convey a “Wow” factor to visitors, set a welcoming tone for residents, and help to increase home values within the community. Rizzetta & Co.'s Landscape Inspection Services team provides the expertise needed for a well-planned, well-maintained community landscape now and for the future.



Rizzetta & Company

How we do it

Community Asset Management Plan: Upon request and following fee agreement, perform a complete inventory of the community landscape assets and provide an inventory report to the board.

Landscape Design: Landscape designer on staff available for landscape consultation, enhancements, and design upon request and following fee agreement .

Landscape and Irrigation Specification Development: Upon request and following fee agreement, develop a request for proposal (RFP) document to include a customized set of standards and specifications based on the community needs and budget. We will conduct the bidding process, review, and prepare bid tabulation documents for the board and assist the board with reviewing the bid tabulation and other pertinent information.

Landscape Maintenance Inspections: Perform grounds inspections, provide the board with an inspection report (see sample below), notify maintenance contractor of deficiencies in service, and obtain proposals for landscape projects.

Landscape Turnover Inspections: Attend landscape turnover meeting and participate in the inspection on behalf of the board. Follow up report provided.

Master Task Project Plan for Mature Communities: Upon request and following fee agreement, develop a project plan specific to landscape replacement and enhancement for the common areas. Emphasis is on maturing landscape in the community and budgeting accordingly.



Sample Report



Scope of Services

Rizzetta & Co. is pleased to provide this proposal for professional Landscape Inspection Services. These services will be provided on a recurring basis, with a detailed description provided below.

Landscape Inspection Services:

- Perform one (1) monthly landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape and irrigation maintenance contracts.
- Provide the District with one (1) monthly landscape inspection report, which shall be included in the District's agenda package and may contain, among other things, recommended action items.
- Upon request of the District, attend up to six (6) District meetings in person, per fiscal year, to review landscape maintenance inspection report or discuss other landscape-related issues.
- Notify landscape maintenance contractors of deficiencies in service or the need for additional care.
- Monitor the progress of landscape maintenance contractors in accordance with scope of work provided in maintenance contracts with the District.
- Upon request, provide input, for preparation of the District's annual budget.
- Upon request and following fee agreement, prepare and develop a scope of services for landscape & irrigation maintenance proposals and oversee entire bidding process.
- Obtain additional competitive landscape maintenance proposals for incidental work as requested by the District and provide them to the District Manager.



Rizzetta & Company

Our Professional Landscape Inspection Services Fee

Based on the Scope of Services, Rizzetta & Co. proposes the following Landscape Inspection Services fee:

Option 1. – Scope of Services as presented (service fee will be billed monthly):

- \$650/mt. - \$7800.00/yr.

Option 2. – Scope of Services as amended (service fee will be billed bi-monthly):

- Perform one (1) bi-monthly (every other month) landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District’s landscape maintenance and irrigation contracts.
- Provide the District with one (1) bi-monthly (every other month) landscape maintenance inspection report which shall be provided in the District’s agenda package and include, among other things, recommended action items.
- Attend three (3) District meetings in person, per fiscal year, to review Landscape Inspection Report and/or to discuss other landscape-related items.

\$750.00 bi-monthly - \$4500.00/yr.

Submitted

By: _____

Lucianno Mastrionni - Vice President, Business Strategy & Development

Rizzetta & Co., Inc.

Date: _____

Accepted

By: _____

Print: _____

For: Hidden Creek North Community Development District

Date: _____



Rizzetta & Company

Tab 2



AQUATIC WEED CONTROL, Inc.

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

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1156 Customer: HIDDEN CREEK NORTH CDD

Technician: Jose

Date: 09/29/2023 Time: 04:56 PM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
8	x		x						
9	x		x						
10	x		x						
11	x		x						
12	x		x						
13	x		x						
14	x								

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

FISH and WILDLIFE OBSERVATIONS

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

NATIVE WETLAND HABITAT MAINTENANCE	Beneficial Vegetation Notes:
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Naiad
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Pickerelweed
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Soft Rush
<input type="checkbox"/> Bulrush	<input type="checkbox"/> _____
<input type="checkbox"/> Chara	<input type="checkbox"/> _____
<input type="checkbox"/> Cordgrass	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Golden Canna	
<input type="checkbox"/> Gulf Spikerush	
<input type="checkbox"/> Lily	









AQUATIC WEED CONTROL, Inc.

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

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1156 Customer: HIDDEN CREEK NORTH CDD

Technician: Jose

Date: 09/29/2023 Time: 01:28 PM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
2	x		x						
1	x		x						
4	x		x						
3	x		x						
5	x		x						
Creek			x						
6	x		x						
7	x		x						

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

- FISH and WILDLIFE OBSERVATIONS**
- | | | | | |
|------------------------------------|---|-------------------------------------|----------------------------------|------------------------------------|
| <input type="checkbox"/> Alligator | <input checked="" type="checkbox"/> Catfish | <input type="checkbox"/> Gallinules | <input type="checkbox"/> Osprey | <input type="checkbox"/> Woodstork |
| <input type="checkbox"/> Anhinga | <input type="checkbox"/> Coots | <input type="checkbox"/> Gambusia | <input type="checkbox"/> Otter | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bass | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Herons | <input type="checkbox"/> Snakes | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Egrets | <input type="checkbox"/> Ibis | <input type="checkbox"/> Turtles | |

- | | |
|---|--|
| NATIVE WETLAND HABITAT MAINTENANCE | Beneficial Vegetation Notes: |
| <input checked="" type="checkbox"/> Arrowhead | <input type="checkbox"/> Naiad |
| <input type="checkbox"/> Bacopa | <input checked="" type="checkbox"/> Pickerelweed |
| <input type="checkbox"/> Blue Flag Iris | <input type="checkbox"/> Soft Rush |
| <input type="checkbox"/> Bulrush | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Chara | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Golden Canna | |
| <input type="checkbox"/> Gulf Spikerush | |
| <input checked="" type="checkbox"/> Lily | |







Tab 3

Hidden Creek CDD

October report

Pest Control

During the month of October, we took soil samples throughout the community. This will allow us to customize a fertilization and weed control schedule.

We have been fighting compactions for years now. This causes the water and fertilizer to just run off and not be absorbed into the soil.

We have aerated areas throughout the community, to see if this will give us better results.

We will share the soil samples with the board once we have all of them back.

Irrigation-

The reclaimed main irrigation line was hit 3 different times by a silt fence contractor. We made the repairs. We will provide Rizzetta with emails, for documentation in case of water fines.

We continue to monitor the water usage from the reclaim and well.

The valves at the West entrance all needed to be replaced due to debris in the lines.

We replaced them and checked all is working properly.

Irrigation reports are done on a monthly basis. We will email them to Rizzetta by the 10th of the month following.

General items-

Along Eiland blvd there are 4 dead palm trees that we have recommended removing and replacing.

Along Eiland blvd to the East , in the natural area berm there are several dead trees and dead plant material. We would recommend removing this material and not replacing it. That area does not have irrigation so replacing would not be cost effective .

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

General

- Indicated fertilizer amounts, coupled with nutrients already in the soil, will satisfy the crop-nutrient requirement for this growing season. Fertilizer and water management are linked. Maximum fertilizer efficiency is achieved only with close attention to water management. Supply only enough irrigation water to satisfy plant requirements and minimize leaching conditions.
- Established trees (more than three to five years since transplanting) do not need routine fertilization. For recently-planted trees, broadcast fertilizer within a diameter of 1.5 times the dripline diameter.
- Broadcast P2O5 either in one application or as half the recommended amount in each of two applications during the growing season. To minimize leaching losses, broadcast N and K2O in small increments throughout the growing season. Schedule one application every 12 weeks (three times per growing season), adding 33% of the recommended amount of N and K2O at each application. To insure equal coverage when fertilizer rates are small, blend all compatible fertilizers.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e. if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if test value is greater than 6.0 mg/kg or ppm. If the soil test value is less than 6.0 mg/kg or ppm apply sulfur as shown below:
Fertilizer should contain 15 to 20 lb sulfur/A. Apply as a sulfate (eg. gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental sulfur will react too slowly to supply the sulfur needs of the current crop.

Gypsum

- Apply 10 lb gypsum per 1000 sq. ft. as a calcium fertilizer source.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form, such as magnesium sulfate potassium magnesium sulfate.

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	} *For these nutrients see directions on the following pages
Phosphorus (P)	14	HIGH	Sulfur (S)	4.9	
Potassium (K)	9		Copper (Cu)	2.3	
Magnesium (Mg)	4		Manganese (Mn)	1.6	
			Zinc (Zn)	2.4	
Calcium (Ca)	227	Ca is typically adequate in Florida soils			

Lime and Fertilizer Recommendations

Crop: Woody orn/trees in the landscape

Lime:	0.00	lbs per 1000 sq. ft.
Nitrogen(N):	2.30	lbs per 1000 sq. ft.
Phosphorus(P ₂ O ₅):	0.00	lbs per 1000 sq. ft.
Potassium(K ₂ O):	1.40	lbs per 1000 sq. ft.
Magnesium(Mg):	0.80	lbs per 1000 sq. ft.

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 5, 2023 at 10:00am
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats):** Term 11/20 – 11/24 (Seat 2-Jaime); Term 11/20-11/24 (Seat 3-Jose)

District
Manager's
Report

November 7

2023

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<u>FINANCIAL SUMMARY</u>	<u>9/30/2023</u>
General Fund Cash & Investment Balance:	\$197,859
Debt Service Fund & Investment Balance:	\$477,351
Total Cash and Investment Balances:	\$675,210
General Fund Expense Variance: \$85,726	Under Budget



Rizzetta & Company

Hidden Creek North Community Development District

**Financial Statements
(Unaudited)**

September 30, 2023

Prepared by: Rizzetta & Company, Inc.

hiddencreekcdd.org
rizzetta.com

Hidden Creek North Community Development District

Balance Sheet

As of 10/23/2023

(In Whole Numbers)

	General Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets					
Cash In Bank	197,859	0	197,859	0	0
Investments	0	477,351	477,351	0	0
Prepaid Expenses	7,968	0	7,968	0	0
Refundable Deposits	661	0	661	0	0
Fixed Assets	0	0	0	10,912,279	0
Amount Available in Debt Service	0	0	0	0	477,351
Amount To Be Provided Debt Service	0	0	0	0	6,687,649
Total Assets	206,488	477,351	683,839	10,912,279	7,165,000
Liabilities					
Accounts Payable	9,624	0	9,624	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	6,045,000
Total Liabilities	9,624	0	9,624	0	6,045,000
Fund Equity & Other Credits					
Beginning Fund Balance	217,678	477,351	695,029	0	0
Investment In General Fixed Assets	0	0	0	10,912,279	1,120,000
Net Change in Fund Balance	(20,813)	0	(20,813)	0	0
Total Fund Equity & Other Credits	196,865	477,351	674,216	10,912,279	1,120,000
Total Liabilities & Fund Equity	206,488	477,351	683,839	10,912,279	7,165,000

See Notes to Unaudited Financial Statements

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	340,033	340,033	344,976	(4,943)
Total Revenues	340,033	340,033	344,976	(4,943)
Expenditures				
Legislative				
Supervisor Fees	0	0	200	(200)
Total Legislative	0	0	200	(200)
Financial & Administrative				
Administrative Services	4,971	4,971	4,917	54
District Management	21,962	21,962	21,962	0
District Engineer	15,000	15,000	8,651	6,349
Trustees Fees	3,500	3,500	3,500	0
Assessment Roll	5,463	5,463	5,463	0
Financial & Revenue Collections	3,925	3,925	3,925	0
Tax Collector/Property Appraiser Fees	150	150	150	0
Dissemination Agent	5,000	5,000	5,000	0
Accounting Services	19,667	19,667	19,667	0
Auditing Services	3,400	3,400	3,400	0
Arbitrage Rebate Calculation	450	450	450	0
Reclaimed Water - WUP Commitment	4,400	4,400	0	4,400
Public Officials Liability Insurance	3,050	3,050	2,733	317
Legal Advertising	1,500	1,500	2,291	(791)
Miscellaneous Mailings	1,000	1,000	284	716
Dues, Licenses & Fees	175	175	175	0
Website Hosting, Maintenance, Backup & Email	3,800	3,800	3,638	163
Total Financial & Administrative	97,413	97,413	86,205	11,208
Legal Counsel				
District Counsel	25,000	25,000	5,731	19,269
Total Legal Counsel	25,000	25,000	5,731	19,269
Electric Utility Services				
Utility Services	3,600	3,600	1,297	2,303
Utility - Street Lights	15,000	15,000	13,211	1,789
Total Electric Utility Services	18,600	18,600	14,508	4,092
Water-Sewer Combination Services				
Utility - Reclaimed	5,500	5,500	1,546	3,954
Total Water-Sewer Combination Services	5,500	5,500	1,546	3,954

See Notes to Unaudited Financial Statements

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	09/30/2023	09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Stormwater Control				
Stormwater Monitoring & Maintenance	1,600	1,600	0	1,600
Aquatic Maintenance	20,000	20,000	24,003	(4,004)
Stormwater Assessments	500	500	0	500
Total Stormwater Control	22,100	22,100	24,003	(1,903)
Other Physical Environment				
Property Insurance	850	850	768	82
General Liability Insurance	3,730	3,730	3,341	389
Entry & Walls Maintenance & Repair	1,000	1,000	0	1,000
Landscape Maintenance	95,800	95,800	104,020	(8,220)
Irrigation Maintenance & Repair	20,220	20,220	900	19,320
Well Maintenance	1,000	1,000	0	1,000
Total Other Physical Environment	122,600	122,600	109,029	13,571
Road & Street Facilities				
Sidewalk Maintenance & Repair	2,000	2,000	0	2,000
Street Sign Repair, Replacement, & New Installations	6,000	6,000	1,320	4,680
Total Road & Street Facilities	8,000	8,000	1,320	6,680
Contingency				
Miscellaneous Contingency	40,820	40,820	11,765	29,055
Total Contingency	40,820	40,820	11,765	29,055
Total Expenditures	340,033	340,033	254,308	85,726
Total Excess of Revenues Over(Under) Expenditures	0	0	90,668	(90,668)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	75	(75)
Total Other Financing Sources(Uses)	0	0	75	(75)
Fund Balance, Beginning of Period	0	0	126,935	(126,935)
Total Fund Balance, End of Period	0	0	217,678	(217,678)

See Notes to Unaudited Financial Statements

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

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	15,259	(15,259)
Special Assessments				
Tax Roll	381,688	381,688	387,236	(5,548)
Total Revenues	<u>381,688</u>	<u>381,688</u>	<u>402,495</u>	<u>(20,807)</u>
Expenditures				
Debt Service				
Interest	266,688	266,688	262,475	4,212
Principal	115,000	115,000	115,000	0
Total Debt Service	<u>381,688</u>	<u>381,688</u>	<u>377,475</u>	<u>4,212</u>
Total Expenditures	<u>381,688</u>	<u>381,688</u>	<u>377,475</u>	<u>4,212</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>25,020</u>	<u>(25,020)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(75)	75
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(75)</u>	<u>75</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>452,406</u>	<u>(452,406)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>477,351</u>	<u>(477,351)</u>

HIDDEN CREEK NORTH CDD
Investment Summary
September 30, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2023</u>
Regions Bank 2019A-1 Revenue	Goldman Sachs Financial Square Funds	\$ 281,273
Regions Bank 2019A-1 Reserve	Goldman Sachs Financial Square Funds	195,491
Regions Bank 2019A-1 Interest	Goldman Sachs Financial Square Funds	534
Regions Bank 2019A-1 Sinking Fund	Goldman Sachs Financial Square Funds	48
Regions Bank 2019A-1 General Redemption	Goldman Sachs Financial Square Funds	5
	Total Debt Service Fund Investments	<u>\$ 477,351</u>

**Hidden Creek North Community Development District
Summary A/P Ledger
From 09/1/2023 to 09/30/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
283, 2340					
283 General Fund	01/06/2023	Duke Energy	9101 2446 5365 09/23	6203 Hidden Creek Auto Draft Blvd - Sign 09/23	30.79
283 General Fund	09/01/2023	Duke Energy	9101 2446 5365 08/23	6203 Hidden Creek Auto Draft Blvd - Sign 08/23	30.79
283 General Fund	09/01/2023	Duke Energy	9100 8611 5467 08/23	6203 Hidden Creek Auto Draft Blvd - Irrigation/Well 08/23	58.31
283 General Fund	09/22/2023	Duke Energy	9100 8611 5243 09/23	0 Eiland Blvd - Street- Auto Draft lights 09/23	1,106.80
283 General Fund	09/29/2023	Florida Design Consul- tants, Inc.	45872	Engineering Services 09/23	142.50
283 General Fund	09/20/2023	Pasco County Utilities	18928247 08/23	Auto Hidden Creek Blvd. - Draft Account #1101125 08/23	237.75
283 General Fund	09/24/2023	Times Publishing Company	0000303857 092423	Legal Advertising 09/23	207.00
283 General Fund	09/24/2023	Times Publishing Company	0000308018 092423	Legal Advertising 09/23	144.00
Sum for 283, 2340					1,957.94
Sum for 283					1,957.94
Sum Total					1,957.94

Hidden Creek North Community Development District
Notes to Unaudited Financial Statements
September 30, 2023

Balance Sheet

1. Trust statement activity has been recorded through 09/30/2023.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.

Tab 5



Quarterly Compliance Audit Report

Hidden Creek North

Date: October 2023 - 3rd Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	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**

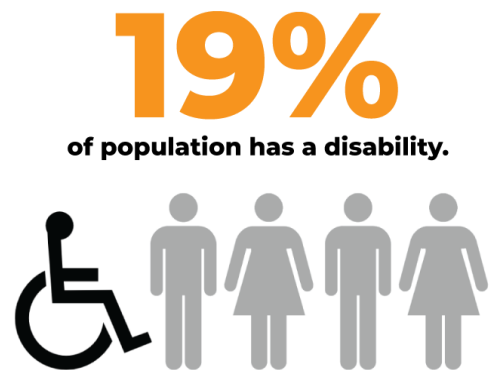
Compliance Criteria

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.



Sight, hearing, physical, cognitive.

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/sitertools/>



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 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 meeting of Hidden Creek North Community Development District was held on **Tuesday, October 3, 2023, at 10:00 a.m.** at the offices of Rizzetta & Company Inc. located at 5844 Old Pasco Road, Wesley Chapel, FL 33544.

Present were:

Darryl Colwell	Chairman
Atino Secor	Vice Chair
Evan Cline	Assistant Secretary
Richard Leatham	Assistant Secretary
Ebony Bennett	Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Mike Eckert	District Counsel, Kutak Rock
David Fleeman	District Engineer, Florida Design Consultants <i>(Via conference call)</i>
Alex Solano	Aquatic Weed Control
Audience	None Present

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 members present.

THIRD ORDER OF BUSINESS

Business Items

On a Motion by Mr. Atino, seconded by Ms. Bennett, with all in favor, the Board of Supervisors accepted the resignation of Darryl Colwell as Board Supervisor in Seat 4, for the Hidden Creek North Community Development District.

On a Motion by Mr. Atino, seconded by Ms. Bennett, with all in favor, the Board of Supervisors accepted Edward Schill as Board Supervisor in Seat 4, for the Hidden Creek North Community Development District.

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On a Motion by Mr. Atino, seconded by Mr. Leatham, with all in favor, the Board of Supervisors accepted the resignation of Evan Cline as Board Supervisor in Seat 2, for the Hidden Creek North Community Development District.

42

On a Motion by Mr. Atino, seconded by Mr. Leatham, with all in favor, the Board of Supervisors accepted Jaime Schill as Board Supervisor in Seat 2, for the Hidden Creek North Community Development District.

43

On a Motion by Mr. Atino, seconded by Ms. Bennett, with all in favor, the Board of Supervisors accepted the resignation of Richard Leatham as Board Supervisor in Seat 1, for the Hidden Creek North Community Development District.

44

On a Motion by Mr. Atino, seconded by Mr. Schill, with all in favor, the Board of Supervisors accepted the resignation of Ebony Bennett as Board Supervisor in Seat 3, for the Hidden Creek North Community Development District.

45

On a Motion by Mr. Atino, seconded by Mr. Schill, with all in favor, the Board of Supervisors accepted Jose Garcia as Board Supervisor in Seat 3, for the Hidden Creek North Community Development District.

46

On a Motion by Mr. Atino, seconded by Mr. Schill, with all in favor, the Board of Supervisors accepted Ebony Bennett as Board Supervisor in Seat 1, for the Hidden Creek North Community Development District.

47

On a Motion by Ms. Bennett, seconded by Mr. Garcia, with all in favor, the Board of Supervisors accepted the resignation of Atino Secor as Board Supervisor in Seat 5, for the Hidden Creek North Community Development District.

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On a Motion by Ms. Bennett, seconded by Mr. Garcia, with all in favor, the Board of Supervisors accepted Micheal Hunt as Board Supervisor in Seat 5, for the Hidden Creek North Community Development District.

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A. Presentation of AWC Aquatics Report

Mr. Solano presented the Aquatics Report.

Mr. Solano reported not being able to access Pond 13 because the area hadn't been mowed.

B. Presentation of Lawn Medics Landscape Report (Under Separate Cover)

A brief discussion was held regarding Mosquito control and limitations placed by statutes.

C. District Counsel

On a Motion by Mr. Hunt, seconded by Mr. Garcia, with all in favor, the Board of Supervisors accepted Ebony Bennett as Chairman, for the Hidden Creek North Community Development District.

63

On a Motion by Mr. Hunt, seconded by Ms. Schill, with all in favor, the Board of Supervisors accepted Mr. Schill as Vice Chairman, for the Hidden Creek North Community Development District.

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D. District Engineer

Mr. Fleeman introduced himself to the Board and explained his role.

68

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E. District Manager Report

Mr. Adams reminded the Board their next regular meeting will be held on November 7, 2023 at 10:00 a.m.

72

73

1. Presentation of District Manager Report and Financials

Mr. Adams presented his report and the financial statements to the Board.

74

75

FIFTH ORDER OF BUSINESS

Business Administration

77

78

A. Consideration of Minutes of the Board of Supervisors Meeting held on August 22, 2023

79

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On a Motion by Ms. Schill, seconded by Ms. Bennett, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on August 22, 2023, for the Hidden Creek North Community Development District.

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B. Consideration of the Operation and Maintenance Expenditures for July and August 2023

83

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On a Motion by Ms. Schill, seconded by Mr. Schill, with all in favor, the Board of Supervisors approved Operation and Maintenance Expenditures for July (\$19,091.28) and August (\$18,900.15) 2023, for the Hidden Creek North Community Development District.

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SIXTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

There were no Supervisor requests.

SEVENTH ORDER OF BUSINESS

ADJOURNMENT

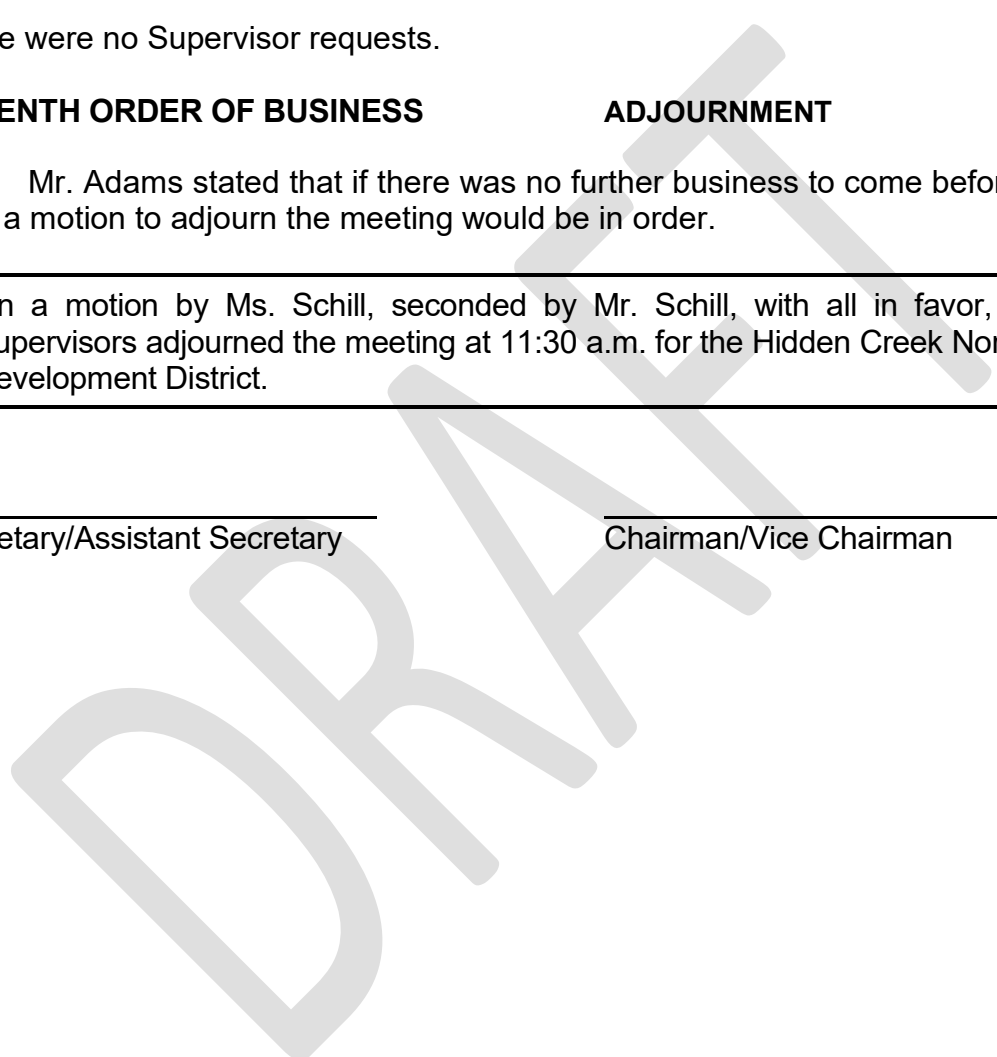
Mr. Adams stated that if there was no further business to come before the Board, then a motion to adjourn the meeting would be in order.

On a motion by Ms. Schill, seconded by Mr. Schill, with all in favor, the Board of Supervisors adjourned the meeting at 11:30 a.m. for the Hidden Creek North Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman



Tab 7

Hidden Creek North Community Development District
Paid Operation & Maintenance Expenditures
September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Weed Control, Inc.	100112	87420	Aquatic Maintenance 09/23	\$ 1,476.00
Ardurra Group, Inc.	100108	141310	Engineering Services 08/23	\$ 117.75
Duke Energy	20230915-1	9100 8611 5243 08/23	0 Eiland Blvd - Streetlights 08/23	\$ 1,106.68
Egis Insurance Advisors, LLC	100114	Auto Draft 19833	Policy #100123356 10/01/2023-10/01/2024	\$ 7,385.00
Kutak Rock, LLP	100109	3280569 9623-1	Legal Services 08/23	\$ 552.00
Pasco County Utilities	20230907-1	18928247 07/23 Auto Draft	Hidden Creek Blvd. - Account #1101125 07/23	\$ 35.25
Rizzetta & Company, Inc.	100107	INV0000083195	District Management Fees 09/23	\$ 4,380.92
Romaner Graphics	100110	21877	Sign Repair 09/23	\$ 175.00
The Lawn Medic Services, Inc.	100113	34395	Monthly Lawn Service 09/23	\$ 7,960.00
The Lawn Medic Services, Inc.	100111	34428	Irrigation Repairs 09/23	\$ 450.00
The Lawn Medic Services, Inc.	100111	34429	Irrigation Repairs 09/23	<u>\$ 450.00</u>
Report Total				<u>\$ 24,088.60</u>



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
9/1/2023	87420

Bill To

Hidden Creek North CDD
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Customer P.O. No.	Payment Terms	Due Date
	Net 30	10/1/2023

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

RECEIVED
0901/23

Thank you for your business.

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



4921 Memorial Highway, Suite 300
 Tampa, FL 33634
 Phone: 813.880.8881
 Fax: 813.880.8882

Please Remit to:

ARDURRA GROUP, INC.
 P.O. BOX 23402
 Tampa, FL 33623

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

September 18, 2023
 Project No: 2023-0134-00
 Invoice No: 141310

2023-0134-00

2023 Hidden Creek North; WUP 20 011852.004; CS

Pasco County 5 and 6 / T26S / R21E

Professional Services through August 31, 2023

Professional Personnel

	Hours	Rate	Amount
Sr. Project Manager	.75	157.00	117.75
Totals	.75		117.75
Total Labor			117.75

Billing Limits

	Current	Prior	To-Date
Total Billings	117.75	2,276.50	2,394.25
Limit			4,440.00
Remaining			2,045.75

Total this Invoice \$117.75

	Current	Prior	Total	Received	AR Balance
Billings to Date	117.75	2,276.50	2,394.25	2,276.50	117.75

Billing Backup

Wednesday, September 20, 2023

Ardurra Group, Inc.

Invoice 141310 Dated 9/18/2023

5:40:40 PM

Professional Personnel

			Hours	Rate	Amount	
Sr. Project Manager						
Sr. Scientist						
1677	0-0000-0000 - 4007 -	8/24/2023	.75	157.00	117.75	
	Sr. Scientist					
	Totals		.75		117.75	
	Total Labor					117.75
				Total this Phase		\$117.75
				Total this Project		\$117.75
				Total this Report		\$117.75

RECEIVED
09.21.23



Service address

HIDDEN CREEK NORTH CDD
0 EILAND BLVD
ZEPHYRHILLS FL 33541

Bill date

Jul 24, 2023

For service

Jun 23 - Jul 21

29 days

Account number 9100 8611 5243

Billing summary

Previous Amount Due	\$1,106.68
<i>Payment Received Jul 14</i>	<i>-1,106.68</i>
Current Lighting Charges	1,102.70
Taxes	3.98
Total Amount Due Aug 14	\$1,106.68

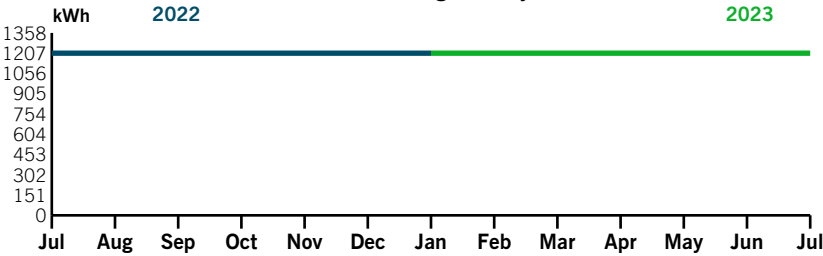


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

84° 83° 80° 75° 73° 65° 63° 67° 72° 76° 78° 82° 85°

	Current Month	Jul 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,207	1,207	14,484	1,207
Avg. Daily (kWh)	42	40	40	

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 5243

Amount of automatic draft

\$1,106.68
by Aug 14

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

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

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

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



We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
-----------------	---

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Aug 22

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 23 - Jul 21		
Description	Quantity	Usage
48W LED ROADWAY UG	71	1,207 kWh
Total	71	1,207 kWh

Billing details - Lighting

Billing Period - Jun 23 23 to Jul 21 23	
Customer Charge	\$1.65
Energy Charge	
1,207.000 kWh @ 4.784c	57.73
Fuel Charge	
1,207.000 kWh @ 5.270c	63.61
Asset Securitization Charge	
1,207.000 kWh @ 0.051c	0.62
Fixture Charge	
48W LED ROADWAY UG	304.59
Maintenance Charge	
48W LED ROADWAY UG	98.69
Pole Charge	
CONCRETE, 30/35	
71 Pole(s) @ \$8.110	575.81
Total Current Charges	\$1,102.70

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.81
Gross Receipts Tax	3.17
Total Taxes	\$3.98



INVOICE

Customer	Hidden Creek North Community Development District
Acct #	834
Date	09/18/2023
Customer Service	Kristina Rudez
Page	1 of 1

Hidden Creek North Community Development District
 c/o Rizzetta & Company
 3434 Colwell Ave, Suite 200
 Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 7,385.00
Payment Amount	\$7,385.00
Payment for:	Invoice#19833
100123356	

Thank You

Please detach and return with payment



Customer: Hidden Creek North Community Development District

Invoice	Effective	Transaction	Description	Amount
19833	10/01/2023	Renew policy	Policy #100123356 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/18/2023	7,385.00

Total

\$ 7,385.00

RECEIVED
09.26.23

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	scclimer@egisadvisors.com	09/18/2023

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 18, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3280569

Client Matter No. 9623-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3280569
9623-1

Re: General Counsel

For Professional Legal Services Rendered

08/09/23	M. Eckert	0.10	36.00	Review draft agenda
08/18/23	K. Haber	0.50	120.00	Review meeting agenda and prepare notes for district counsel report
08/22/23	M. Eckert	1.10	396.00	Prepare for and attend board meeting; review status of Traffic Control Jurisdiction Agreement

TOTAL HOURS 1.70

TOTAL FOR SERVICES RENDERED \$552.00

TOTAL CURRENT AMOUNT DUE \$552.00

RECEIVED
09.18.23



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

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

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

1 0 1
 14-92227

HIDDEN CREEK NORTH CDD

Service Address: **HIDDEN CREEK BOULEVARD**

Bill Number: 18928247

Billing Date: 8/17/2023

Billing Period: 7/7/2023 to 8/8/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190292554	7/7/2023	3596	8/8/2023	3643	32	47

Usage History		
Water		
August 2023	47	
July 2023	26	
June 2023	34	
May 2023	44	
April 2023	106	
March 2023	96	
February 2023	51	
January 2023	171	
December 2022	285	
November 2022	198	
October 2022	344	
September 2022	142	

Transactions		
Previous Bill		19.50
Payment 08/07/23		-19.50 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	47 Thousand Gals X \$0.75	35.25
Total Current Transactions		35.25
TOTAL BALANCE DUE		\$35.25



Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

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 35.25

Total Balance Due	\$35.25
Due Date	9/5/2023

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

The Total Due will be electronically transferred on 09/05/2023.

HIDDEN CREEK NORTH CDD
 3434 COLWELL AVENUE SUITE 200
 TAMPA FL 33614

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

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

Invoice

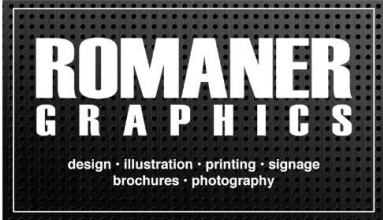
Date	Invoice #
9/1/2023	INV0000083195

Bill To:

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

Services for the month of	Terms	Client Number
September	Upon Receipt	00283

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,638.92	\$1,638.92
Administrative Services	1.00	\$409.75	\$409.75
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$327.08	\$327.08
Management Services	1.00	\$1,830.17	\$1,830.17
Website Compliance & Management	1.00	\$100.00	\$100.00
		RECEIVED 08/31/23	
		Subtotal	\$4,380.92
		Total	\$4,380.92



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 21877

TO: Hidden Creek
COMPANY NAME: _____
DATE: 9/20/23

Repair sign that was down on Shade Fern Lane and
Hidden Creek Blvd. Replace breakaway stub & lap
splice kit. Reinstall.

Total: \$175.00

RECEIVED
09.20.23

ROMANER GRAPHICS
Thank You,

The Lawn Medic Services Inc
4827 Beauchamp rd
Plant City, FL 33563 US
sean@thelawnmedics.com

INVOICE

BILL TO

HIDDEN CREEK NORTH
COMMUNITY CDD
C/O RIZZETTA AND
COMPANY
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL, FL 33544

INVOICE # 34395

DATE 08/31/2023

DUE DATE 09/15/2023

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Monthly Lawn Service SEPTEMBER	1	7,960.00	7,960.00

BALANCE DUE

\$7,960.00

RECEIVED
08/31/23

The Lawn Medic Services Inc
4827 Beauchamp rd
Plant City, FL 33563 US
sean@thelawnmedics.com

INVOICE

BILL TO

HIDDEN CREEK NORTH
COMMUNITY CDD
C/O RIZZETTA AND
COMPANY
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL, FL 33544

INVOICE # 34428

DATE 09/01/2023

DUE DATE 09/16/2023

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
18 MAINLINE REPAIR FROM GRADERS	1	450.00	450.00

BALANCE DUE

\$450.00

RECEIVED
09/02/23

The Lawn Medic Services Inc
4827 Beauchamp rd
Plant City, FL 33563 US
sean@thelawnmedics.com

INVOICE

BILL TO

HIDDEN CREEK NORTH
COMMUNITY CDD
C/O RIZZETTA AND
COMPANY
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL, FL 33544

INVOICE # 34429

DATE 09/01/2023

DUE DATE 09/16/2023

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
18 MAINLINE REPAIR FROM GRADERS (2ND TIME)	1	450.00	450.00

BALANCE DUE

\$450.00

RECEIVED
09/02/23