



Rizzetta & Company

# Hidden Creek North Community Development District

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**Board of Supervisors' Meeting  
March 5, 2024**

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

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

# HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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March 1, 2024

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

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of Hidden Creek North Community Development District will be held on **Tuesday, March 5, 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 on FY 24-25 Budget
  - B. Discussion on Parking Enforcement and Towing
- 4. STAFF REPORTS**
  - A. Landscape Inspection Services
    1. Presentation of the Field Inspection Report..... Tab 1
  - B. Lawn Medics – Landscape & Irrigation
    1. Presentation of Lawn Medics Landscape Report ..... Tab 2
    2. Consideration of Irrigation Proposal ..... Tab 3
  - C. AWC - Aquatic Maintenance
    1. Presentation of AWC Aquatics Reports..... Tab 4
  - D. District Counsel
  - E. District Engineer
  - F. District Manager
    1. Presentation of District Manager Report  
and Monthly Financials ..... Tab 5
    2. Discussion of Street Signs ..... Tab 6
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors  
Meeting held on February 06, 2024 ..... Tab 7
  - B. Consideration of the Operation and Maintenance  
Expenditures for January 2024 ..... Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,  
*Daryl Adams*  
District Manager

# Tab 1



# Hidden Creek North

## Landscape Inspection Report



February 26, 2024  
Rizzetta & Company  
Jason Liggett – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management



# Summary

## General Updates, Recent & Upcoming Maintenance Events.

- ❖ Complete items on report.

The following are action items for Pine Lake 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. Note to staff that the 15 min parking sign is leaning up against a palm tree at the mail kiosk.(pic 1)



6. Check for an irrigation leak at the Corner of Daisy Meadow Loop and Hidden creek blvd on the southwest side.(pic 6 Next Page)

2. Make sure during maintenance visits that we are policing shrubs for any trash. Specially near the mail kiosk area.(pic 2>)
3. Eradicate the ant mounds in the bed spaces near the mail kiosk. Once gone rake down mounds.
4. Continue to work on the turf weed treatment on Daisy Meadow Loop. We can be aggressive in these areas.
5. **During my inspection it was noted that he Fakahatchee has been cutback . Thank you. (Pic 5).**





# Hidden Creek North



7. Continue to work on turf weed treatments in the Sain Augustine on Hidden Creek Blvd. We can be pretty aggressive to these areas.
8. Make sure once the ant mounds are eradicated, they are being rake down in the district. (Pic 8)



12. Remove the vines in the Parsoni Juniper on the entrance side monument on Hidden Creek Blvd.
13. Continue to work on the turf weed treatments at the Castle Ridge Road entrance. I realize we may have bare areas, but we need to see what we can save and what needs to be replaced.
14. Eradicate the ant mounds on Hidden Creek Blvd in the ornamental grass beds across from Shade Fern Lane. Rake down the mounds once eradicated.
15. Diganose and treat the decline in the Hollie trees in the same area as above. What can be done to save these?

9. During maintenance visits make sure crews are removing any commercial signage on district property.(Pic 9>)
10. Remove the vines from the Juniper in the center island at the main entrance on Hidden Creek Blvd.
11. Perform a 50% cutback on the Hibiscus at the inbound and outbound side monument signs at the main entrance on Hidden Creek Blvd.(pic 11)



# Proposals

1. Provide the district with a cost to replace the dead material along Eiland Blvd. See report for items that need to be replaced.



## **Tab 2**



**Lawn Medic Services Inc**

**Hidden Creek CDD – Response to January 19,2023 report**

1. Herbicide treatment ( 3-Way) applied to St Augustine grass along Daisy Meadow .
2. Ant mounds are treated 1x per month with a liquid insecticide (Cross Check). Also are treated with a grandular (Advion) each mowing
3. All grasses throughout community have been treat with insecticide (Horticultural Oil Insecticide) and cut back
4. Ant mounds are treated 1x per month with a liquid insecticide (Cross Check). Also are treated with a grandular (Advion) each mowing
5. Correction on Builder tore up the 2 wire. This was not the builder, this was electric company and county doing work along Eiland Blvd. Will provide estimate .
6. Sent soil samples to County extention office to help diagnose
7. Dead trees have been removed .
8. Dead plants and trees have been removed from along the fence
9. 8-2-12-4Mg fertilizer was applied in March of 2023
10. Will remove vines from palm
11. Complete irrigation insepction is scheduled for 2/14
12. All grasses throughout community have been treat with insecticide (Horticultural Oil Insecticide) and cut back
13. All grasses throughout community have been treat with insecticide (Horticultural Oil Insecticide) and cut back
14. Herbicide treatment ( 3-Way) applied to St Augustine grass on 1/18
15. Fertilizer was applied 10/11/2023. Next scheduled service is end of March
16. Working on lifting all the trees and removing old straps
17. Irrigation to this area will be inspected on 2/14

**Notes- Is there a power source at the Castle Ridge entrance. I was unable to locate one. We would need power for the timer to be placed.**



# Hidden Creek North

## Landscape Inspection Report



January 19, 2023  
Rizzetta & Company  
Jason Liggett – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management



# Summary

## General Updates, Recent & Upcoming Maintenance Events.

- ❖ Complete items on report.

The following are action items for Pine Lake 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. Throughout the common area spaces on Daisy Meadow Loop to include the mail kiosk treat the turf weeds in the Saint Augustine with selective herbicides.
2. Eradicate the ant mounds in the common areas on Daisy Meadow Loop once eradicated rake down the mounds.(Pic 2)



5. During my inspection I met with Lawn Medics onsite and discussed the irrigation. Right now, the Castle Ridge road entrance is being ran off battery ops. This will need to be corrected. From what I was told the builder tore up the 2 wire lines going to the valves. The best option to have this fixed before anything is replaced is to install a new controller on Castle Ridge Road and run new 2 wire lines to each valve.
6. On the inbound and outbound side of the Castle Ridge Road entrance diagnose and the awabuki hedges. These are showing signs of fungus. I'm assuming the irrigation is working in this area.(Pic 6 Next Page)

3. Treat the Fakahatcee grass on Daisy Meadow Loop for spider mites and perform a rejuvenation prune to the material. This area is to the west of the mail kiosk across from the homes on the pond bank.(Pic 3>)
4. Treat the ant mounds throughout the turf areas on Hidden Creek Blvd at the main entrance to the community.





# Hidden Creek North



7. During my inspection I counted 9 Hollies that are dead along with 2 palms that are completely dead. These will need to be replaced does the board want a cost to have this done.
8. Also present on Eiland Blvd you have quite a few dead Viburnum that are along the white vinyl fences that are dead. These look to be from lack of irrigation to these areas. Lawn medics can provide a price to have these replaced.
9. When is the last time the sabal palms have received Fertilizer? These need some help on Eiland blvd.
10. Remove the vines hanging form the Sabal palm to the west of the Castle ridge road entrance.(pic 10)
11. During my inspection there were a lot of areas with cut drip line along the vinyl fences on Castle Ridge Road. Has an inspection been done to the irrigation in this area?
12. Treat the Fakahatcheee grasses along Eiland Blvd and perform a rejuvenation prune to this material.

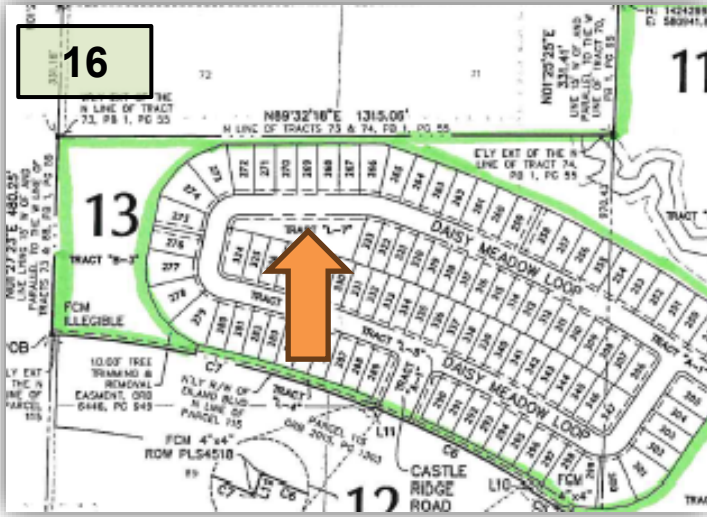
13. Treat the Fakahathcee grasses on Hidden Creek Blvd for spider mites across from Shade Fern Lane. Once treated perform a cutback to this material(pic 13)



14. Treat the ROW on Hidden Creek Blvd for turf weeds. When is the last time this was done with a selective herbicide?
15. When was the last fertilization to ornamentals and turf done in the community?
16. Behind the homes on Daisy Meadow Loop remove the sucker growth on the oak trees. Remove the black straps from the trees as well.(Pic 16,16a Next Page)



# Hidden Creek North



17. In the same area above there was irrigation lines broke that need to be investigated.



# Proposals

1. Provide the district a price to ad a new controller on Castle Ridge Road and run 2 wire to each valve to get rid of the battery ops.
2. Provide the district with a cost to replace the dead material along Eiland Blvd. See report for items that need to be replaced.



## **Tab 3**



**Estimate #2222024 Hidden Creek CDD**

**Scope-** Castle Ridge RD entrance- Disconnect 4 valves from batter timers install Hunter Battery Operated Controller XC Hybrid Fixed Indoor/Outdoor 6 Station and Hunter Solor panel kit. Wire this entrance to run off this clock only. This clock will run on solar power with batteries as a backup.

**Total \$3,800.00**

# Tab 4



# 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: Matt H

Date: 01/03/2024 Time: 11:23 AM

Customer Signature: \_\_\_\_\_

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

- CLARITY**  
 < 1'  
 1-2'  
 2-4'  
 > 4'
- FLOW**  
 None  
 Slight  
 Visible
- METHOD**  
 ATV  
 Airboat  
 Backpack
- Boat  
 Truck
- CARP PROGRAM**  
 Carp observed  
 Barrier Inspected
- WATER LEVEL**  
 High  
 Normal  
 Low
- WEATHER**  
 Clear  
 Cloudy  
 Windy  
 Rainy

- FISH and WILDLIFE OBSERVATIONS**
- Alligator  
 Anhinga  
 Bass  
 Bream
- Catfish  
 Coots  
 Cormorant  
 Egrets
- Gallinules  
 Gambusia  
 Herons  
 Ibis
- Osprey  
 Otter  
 Snakes  
 Turtles
- Woodstork  
 \_\_\_\_\_  
 \_\_\_\_\_

- NATIVE WETLAND HABITAT MAINTENANCE**
- Arrowhead  
 Bacopa  
 Blue Flag Iris
- Bulrush  
 Chara  
 Cordgrass
- Golden Canna  
 Gulf Spikerush  
 Lily
- Beneficial Vegetation Notes:**  
 Naiad  
 Pickerelweed  
 Soft Rush
- \_\_\_\_\_  
 \_\_\_\_\_









# 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: Matt h

Date: 01/03/2024 Time: 10:15 AM

Customer Signature: \_\_\_\_\_

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
12			X						
11			X						
4			X						
13			X						
3			X						
1			X						
6			X						
7			X						
8			X						
Ditch			X						

<b>CLARITY</b>	<b>FLOW</b>	<b>METHOD</b>	<b>CARP PROGRAM</b>	<b>WATER LEVEL</b>	<b>WEATHER</b>
<input type="checkbox"/> <1'	<input checked="" 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 type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input 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 checked="" 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 type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input checked="" type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" 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	

<b>NATIVE WETLAND HABITAT MAINTENANCE</b>	<b>Beneficial Vegetation Notes:</b>
<input 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 type="checkbox"/> Golden Canna	
<input type="checkbox"/> Gulf Spikerush	
<input type="checkbox"/> Lily	



12



11



4







# 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: Aleksey Solano

Date: 01/29/2024 Time: 11:03 AM

Customer Signature: \_\_\_\_\_

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

Strong winds

<b>CLARITY</b>	<b>FLOW</b>	<b>METHOD</b>	<b>CARP PROGRAM</b>	<b>WATER LEVEL</b>	<b>WEATHER</b>
<input checked="" type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input 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 checked="" 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 type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input checked="" type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input checked="" 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 checked="" type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

### NATIVE WETLAND HABITAT MAINTENANCE

<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input checked="" type="checkbox"/> Lily

### Beneficial Vegetation Notes:

<input type="checkbox"/> Naiad	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Pickerelweed	
<input type="checkbox"/> Soft Rush	<input type="checkbox"/> _____



















# Tab 5





Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** April 2, 2024 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**

March 5

**2024**

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<u>FINANCIAL SUMMARY</u>	<u>1/31/2024</u>
General Fund Cash & Investment Balance:	\$467,506
Reserve Fund Cash & Investment Balance:	\$62,889
Debt Service Fund & Investment Balance:	<u>\$610,922</u>
<b>Total Cash and Investment Balances:</b>	<b>\$1,141,317</b>
<b>General Fund Expense Variance: \$25,631</b>	<b>Under Budget</b>



Rizzetta & Company

# Hidden Creek North Community Development District

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**Financial Statements  
(Unaudited)**

**January 31, 2024**

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

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

**Hidden Creek North Community Development District**

Balance Sheet

As of 01/31/2024

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	467,506	62,889	381	530,777	0	0
Investments	0	0	610,541	610,541	0	0
Accounts Receivable	6,592	0	6,052	12,643	0	0
Prepaid Expenses	2,997	0	0	2,997	0	0
Refundable Deposits	481	0	0	481	0	0
Due From Other	17	0	0	17	0	0
Fixed Assets	0	0	0	0	10,912,279	0
Amount Available in Debt Service	0	0	0	0	0	616,974
Amount To Be Provided Debt Service	0	0	0	0	0	6,428,026
<b>Total Assets</b>	<b>477,593</b>	<b>62,889</b>	<b>616,974</b>	<b>1,157,456</b>	<b>10,912,279</b>	<b>7,045,000</b>
<b>Liabilities</b>						
Accounts Payable	9,177	0	0	9,177	0	0
Accrued Expenses	3,899	0	0	3,899	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,925,000
<b>Total Liabilities</b>	<b>13,076</b>	<b>0</b>	<b>0</b>	<b>13,076</b>	<b>0</b>	<b>5,925,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	217,678	0	477,351	695,029	0	0
Investment In General Fixed Assets	0	0	0	0	10,912,279	1,120,000
Net Change in Fund Balance	246,839	62,889	139,623	449,351	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>464,517</b>	<b>62,889</b>	<b>616,974</b>	<b>1,144,380</b>	<b>10,912,279</b>	<b>1,120,000</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>477,593</b>	<b>62,889</b>	<b>616,974</b>	<b>1,157,456</b>	<b>10,912,279</b>	<b>7,045,000</b>

See Notes to Unaudited Financial Statements

**Hidden Creek North Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Special Assessments				
Tax Roll	352,878	352,878	354,235	(1,357)
<b>Total Revenues</b>	<b>352,878</b>	<b>352,878</b>	<b>354,235</b>	<b>(1,357)</b>
<b>Expenditures</b>				
<b>Legislative</b>				
Supervisor Fees	13,000	4,333	3,000	1,333
<b>Total Legislative</b>	<b>13,000</b>	<b>4,333</b>	<b>3,000</b>	<b>1,333</b>
<b>Financial &amp; Administrative</b>				
Accounting Services	19,667	6,556	6,556	0
Administrative Services	4,971	1,657	1,657	0
Arbitrage Rebate Calculation	450	450	0	450
Assessment Roll	5,463	5,463	5,463	0
Auditing Services	3,400	0	0	0
Dissemination Agent	5,000	5,000	5,000	0
District Engineer	19,400	6,467	3,751	2,716
District Management	21,962	7,320	7,321	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	3,925	1,308	1,308	0
Legal Advertising	1,500	500	446	54
Miscellaneous Mailings	1,000	333	0	333
Public Officials Liability Insurance	3,143	3,143	2,829	314
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	4,000	4,000	1,087	2,913
Website Hosting, Maintenance, Backup & E	3,638	2,371	2,337	34
<b>Total Financial &amp; Administrative</b>	<b>97,844</b>	<b>44,744</b>	<b>37,930</b>	<b>6,814</b>
<b>Legal Counsel</b>				
District Counsel	25,000	8,333	9,550	(1,217)
<b>Total Legal Counsel</b>	<b>25,000</b>	<b>8,333</b>	<b>9,550</b>	<b>(1,217)</b>
<b>Electric Utility Services</b>				
Utility - Street Lights	14,000	4,667	4,415	252
Utility Services	3,600	1,200	348	852
<b>Total Electric Utility Services</b>	<b>17,600</b>	<b>5,867</b>	<b>4,763</b>	<b>1,104</b>
<b>Water-Sewer Combination Services</b>				
Utility - Reclaimed	5,500	1,833	0	1,833
<b>Total Water-Sewer Combination Services</b>	<b>5,500</b>	<b>1,833</b>	<b>0</b>	<b>1,833</b>
<b>Stormwater Control</b>				

See Notes to Unaudited Financial Statements



**Hidden Creek North Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2024	01/31/2024	01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Aquatic Maintenance	20,000	6,667	5,904	763
Stormwater Assessments	500	167	0	166
Stormwater Monitoring & Maintenance	1,600	533	0	534
<b>Total Stormwater Control</b>	<b>22,100</b>	<b>7,367</b>	<b>5,904</b>	<b>1,463</b>
<b>Other Physical Environment</b>				
Entry & Walls Maintenance & Repair	1,000	333	0	333
General Liability Insurance	3,842	3,842	3,458	384
Irrigation Maintenance & Repair	20,220	6,740	0	6,740
Landscape Maintenance	95,800	31,933	41,750	(9,817)
Property Insurance	1,152	1,152	1,098	54
Well Maintenance	1,000	333	0	333
<b>Total Other Physical Environment</b>	<b>123,014</b>	<b>44,334</b>	<b>46,306</b>	<b>(1,973)</b>
<b>Road &amp; Street Facilities</b>				
Sidewalk Maintenance & Repair	2,000	666	0	667
Street Sign Repair & Replacement	6,000	2,000	0	2,000
<b>Total Road &amp; Street Facilities</b>	<b>8,000</b>	<b>2,666</b>	<b>0</b>	<b>2,667</b>
<b>Contingency</b>				
Miscellaneous Contingency	40,820	13,607	0	13,607
<b>Total Contingency</b>	<b>40,820</b>	<b>13,607</b>	<b>0</b>	<b>13,607</b>
<b>Total Expenditures</b>	<b>352,878</b>	<b>133,084</b>	<b>107,453</b>	<b>25,631</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>219,794</b>	<b>246,782</b>	<b>(26,988)</b>
<b>Total Other Financing Sources(Uses)</b>				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	57	(57)
<b>Total Other Financing Sources(Uses)</b>	<b>0</b>	<b>0</b>	<b>57</b>	<b>(57)</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>217,678</b>	<b>(217,678)</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>219,794</b>	<b>464,517</b>	<b>(244,723)</b>

See Notes to Unaudited Financial Statements

**Hidden Creek North Community Development District**

Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Special Assessments				
Tax Roll	62,889	62,889	62,889	0
Total Revenues	<u>62,889</u>	<u>62,889</u>	<u>62,889</u>	<u>0</u>
<b>Expenditures</b>				
Contingency				
Capital Outlay	62,889	20,963	0	20,963
Total Contingency	<u>62,889</u>	<u>20,963</u>	<u>0</u>	<u>20,963</u>
Total Expenditures	<u><u>62,889</u></u>	<u><u>20,963</u></u>	<u><u>0</u></u>	<u><u>20,963</u></u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>41,926</u>	<u>62,889</u>	<u>(20,963)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Fund Balance, End of Period	<u><u>0</u></u>	<u><u>41,926</u></u>	<u><u>62,889</u></u>	<u><u>(20,963)</u></u>

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

Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	6,922	(6,922)
Special Assessments				
Tax Roll	381,688	381,688	382,932	(1,245)
<b>Total Revenues</b>	<u>381,688</u>	<u>381,688</u>	<u>389,854</u>	<u>(8,167)</u>
<b>Expenditures</b>				
Debt Service				
Interest	261,688	261,688	130,231	131,456
Principal	120,000	120,000	120,000	0
<b>Total Debt Service</b>	<u>381,688</u>	<u>381,688</u>	<u>250,231</u>	<u>131,456</u>
<b>Total Expenditures</b>	<u>381,688</u>	<u>381,688</u>	<u>250,231</u>	<u>131,456</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>139,623</u>	<u>(139,623)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>477,351</u>	<u>(477,351)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>616,974</u>	<u>(616,974)</u>

**HIDDEN CREEK NORTH CDD**  
**Investment Summary**  
**January 31, 2024**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2024</u>
Regions Bank 2019A-1 Revenue	Goldman Sachs Financial Square Funds	\$ 415,863
Regions Bank 2019A-1 Reserve	Goldman Sachs Financial Square Funds	194,140
Regions Bank 2019A-1 Interest	Goldman Sachs Financial Square Funds	279
Regions Bank 2019A-1 Sinking Fund	Goldman Sachs Financial Square Funds	254
Regions Bank 2019A-1 General Redemption	Goldman Sachs Financial Square Funds	5
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 610,541</u></b>



**Hidden Creek North Community Development District  
Summary A/R Ledger  
From 01/1/2024 to 01/31/2024**

<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>	
<b>283, 2340</b>	283-001	283 General Fund	Pasco County Tax Collector	AR00001527	12110	10/01/2023	6,592.07
<b>Sum for 283, 2340</b>							<b>6,592.07</b>
<b>283, 2341</b>	283-200	283 Debt Service Fund S2019A-1 & A-2	Pasco County Tax Collector	AR00001527	12110	10/01/2023	6,051.70
<b>Sum for 283, 2341</b>							<b>6,051.70</b>
<b>Sum for 283</b>							<b>12,643.77</b>
<b>Sum Total</b>							<b>12,643.77</b>

See Notes to Unaudited Financial Statements

**Hidden Creek North Community Development District  
Summary A/P Ledger  
From 01/1/2024 to 01/31/2024**

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>283, 2340</b>	283 General Fund	01/11/2024	Duke Energy	9101 2446 5365	12/23 6203 Hidden Creek Autopay Blvd - Sign 12/23	30.79
	283 General Fund	01/11/2024	Duke Energy	9100 8611 5467	12/23 Irrigation/Well 12/23 Autopay	71.87
	283 General Fund	01/24/2024	Duke Energy	9100 8611 5243	01/24 0 Eiland Blvd - Street- lights 01/24	1,093.86
	283 General Fund	01/22/2024	Pasco County Utilities	19756040	Autopay Hidden Creek Blvd - Account #1101125 12/23	20.28
	283 General Fund	01/29/2024	The Lawn Medic Ser- vices, Inc.	35128	Monthly Lawn Service 02/24	7,960.00
	<b>Sum for 283, 2340</b>					<b>9,176.80</b>
	<b>Sum for 283</b>					<b>9,176.80</b>
	<b>Sum Total</b>					<b>9,176.80</b>

**Hidden Creek North Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2024**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/24.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.

**Summary A/R Ledger – Payment Terms**

3. Payment terms for landowner assessments are (a) defined in the FY 23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

**Summary A/R Ledger – Subsequent Collections**

4. General Fund – Payment for Invoice #AR00001527 \$1,223.68 were received in February 2024.
5. Debt Service Fund – Payment for Invoice #AR00001527 \$1,123.38 were received in February 2024.

# Tab 6



**PLEASE  
SLOW DOWN**



**KIDS AND DOGS  
AT PLAY**



# SLOW DOWN



## KIDS AND PETS AT PLAY



SLOW

SLOW DOWN



KI

KIDS AND PETS  
AT PLAY







3M Authorized

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# 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 meeting of Hidden Creek North Community Development District was held on **Tuesday, February 06, 2024, at 10:00 a.m.** at the offices of Rizzetta & Company Inc. located at 5844 Old Pasco Road, Wesley Chapel, FL 33544.

**Present were:**

Ebony Bennett	<b>Chairman</b>
Edward Schill	<b>Vice Chair</b>
Jaime Schill	<b>Assistant Secretary</b>
Jose Garcia	<b>Assistant Secretary</b>
Michael Hunt	<b>Assistant Secretary</b>

**Also present were:**

Daryl Adams	<b>District Manager, Rizzetta</b>
Natasha Betancourt	<b>Admin Assistant, Rizzetta (Conference Call)</b>
Mike Eckert	<b>District Counsel, Kutak Rock</b>
Ryan Dugan	<b>District Counsel, Kutak Rock (Conference Call)</b>
David Fleeman	<b>District Engineer, Florida Design Consultants</b>
Alex Solano	<b>Aquatic Weed Control</b>
Mike Eckert	<b>District Counsel, Kutak Rock (Conference Call)</b>
David Fleeman	<b>District Engineer, Florida Design</b>

Audience	None Present
----------	--------------

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Adams called the meeting to order at 10:02 a.m. and confirmed a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience members present.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Discussion on FY 24-25 Budget**

The Board discussed not having an increase in budget.



46 The Board discussed pond enhancement and mailbox options.  
47 The Board requested Mr. Adams to investigate the cost and savings of switching to  
48 solar power for the community.

49  
50 The Board requested Mr. Adams to send a performance notice to the vendor.  
51 The Board requested Mr. Adams to ensure a representative is present for each  
52 meeting.

53  
54

#### 55 **FOURTH ORDER OF BUSINESS**

#### Staff Reports

56

##### 57 **A. Landscape Inspection Services**

###### 58 **1. Presentation of Field Inspection Report and Scope of Services**

59 The Board had no questions. The Board requested Mr. Liggett in the next  
60 meeting.

61

###### 62 **2. Presentation Lawn Medics Landscape Report**

63 The Board requested Mr. Adams to advise Ms. Ackerson that a representative  
64 should be present in her absence.

65

###### 66 **3. Presentation of Landscaping Maintenance Scope of Service**

67 The Board reviewed the scope of work, and they will work with Ms. Ackerson of  
68 Lawn Medics.

69

70

71

##### 72 **B. Aquatic Maintenance**

###### 73 **1. Presentation of AWC Aquatics Report**

74 Mr. Solano presented the Aquatics Report.

75

###### 76 **2. Consideration of the Street Tree Proposal**

77 The Board requested Mr. Adams to do an inspection.

78

79

##### 80 **C. District Counsel**

Nothing to report.

81

##### 82 **D. District Engineer**

Nothing to report.

83

84

The Board had a discussion regarding having more street signs to slow down traffic  
85 for kids playing. The Board requested street sign proposals.

86

87

##### 88 **E. District Manager Report**

89 Mr. Adams informed the Board their next regular meeting is scheduled for  
90 March 05 at 10:00 a.m.

91

###### **1. Presentation of District Manager Report and Financials**

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

**2. Presentation of the 4<sup>th</sup> Quarterly Compliance Audit Report**

No issues reported.

**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of Minutes of the Board of Supervisors Meeting held on December 5, 2023**

On a Motion by Ms. Bennett, seconded by Mr. Garcia, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on December 5, 2023, for the Hidden Creek North Community Development District.

**B. Consideration of the Operation and Maintenance Expenditures for November and December 2023**

On a Motion by Mr. Garcia, seconded by Ms. Bennett, with all in favor, the Board of Supervisors approved Operation and Maintenance Expenditures for November 2023 (\$17,208.17) and December 2023 (\$19,876.78), for the Hidden Creek North Community Development District.

**SIXTH ORDER OF BUSINESS**

**SUPERVISOR REQUESTS**

The Board requested Mr. Adams to research the cost of the deputy contract, scope of work, on-site schedule, and citation report.

**SEVENTH ORDER OF BUSINESS**

**ADJOURNMENT**

Mr. Adams stated that if there were 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. Garcia, with all in favor, the Board of Supervisors adjourned the meeting at 11:09 a.m. for the Hidden Creek North Community Development District.

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

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

# Tab 8



## Hidden Creek North Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Weed Control, Inc.	100158	91674	Aquatic Maintenance 01/24	\$ 1,476.00
Ardurra Group, Inc.	100152	144065	Engineering Services 11/23	\$ 745.75
Ardurra Group, Inc.	100159	145164	Engineering Services 12/23	\$ 196.25
Duke Energy	ACH	9100 8611 5243 12/23 Autopay	0 Eiland Blvd - Streetlights 12/23	\$ 1,106.80
Florida Design Consultants, Inc.	100153	46248	Engineering Services 12/23	\$ 427.50
Kutak Rock, LLP	100154	3325741	Legal Services 11/23	\$ 2,722.00
Kutak Rock, LLP	100156	3339648	Legal Services 12/23	\$ 3,095.30
Pasco County Utilities	100157	19561687 Autopay	Hidden Creek Blvd - Account #1101125 11/23	\$ 17.16
Regions Bank Corporate Trust	100160	113573	Trustee Fee Series 2019A-1 01/24	\$ 3,500.00
Rizzetta & Company, Inc.	100151	INV0000086368	Annual Dissemination Services 01/24	\$ 5,000.00
Rizzetta & Company, Inc.	100150	INV0000086446	District Management Fees 01/24	\$ 5,060.42
The Lawn Medic Services, Inc.	100155	34973	Monthly Lawn Service 01/24	<u>\$ 7,960.00</u>
<b>Report Total</b>				<b><u>\$ 31,307.18</u></b>





# Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

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

# Invoice

Date	Invoice #
1/1/2024	91674

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	1/31/2024

Qty	Item	Description	Unit Price	Amount
1	LK MAINT	Monthly waterway service for the month this invoice is dated for 14 Ponds associated with Hidden Creek North, CDD.	1,085.00	1,085.00
1	LK MAINT	Monthly waterway service for the month this invoice is for 1 creek associated with Hidden Creek North, CDD.	391.00	391.00

Thank you for your business.

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

**RECEIVED**  
01-03-2024



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

December 12, 2023  
 Project No: 2023-0134-00  
 Invoice No: 144065

2023-0134-00

**2023 Hidden Creek North; WUP 20 011852.004; CS**

**Pasco County 5 and 6 / T26S / R21E**

Professional Services through November 30, 2023

**Professional Personnel**

	Hours	Rate	Amount
Sr. Project Manager	4.75	157.00	745.75
Totals	4.75		745.75
<b>Total Labor</b>			<b>745.75</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	745.75	2,983.00	3,728.75
Limit			4,440.00
Remaining			711.25



**Total this Invoice \$745.75**

	Current	Prior	Total	Received	AR Balance
<b>Billings to Date</b>	<b>745.75</b>	<b>2,983.00</b>	<b>3,728.75</b>	<b>2,983.00</b>	<b>745.75</b>

# Billing Backup

Ardurra Group, Inc.

Invoice 144065 Dated 12/12/2023

Tuesday, December 12, 2023

12:20:37 PM

## Professional Personnel

			<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Sr. Project Manager						
	Sr. Scientist					
1677	0-0000-0000 - 4007 -	10/31/2023	.25	157.00	39.25	
	Sr. Scientist					
1677	0-0000-0000 - 4007 -	11/1/2023	3.00	157.00	471.00	
	Sr. Scientist					
1677	0-0000-0000 - 4007 -	11/2/2023	1.50	157.00	235.50	
	Sr. Scientist					
	Totals		4.75		745.75	
	<b>Total Labor</b>					<b>745.75</b>
				<b>Total this Phase</b>		<b>\$745.75</b>
				<b>Total this Project</b>		<b>\$745.75</b>
				<b>Total this Report</b>		<b>\$745.75</b>



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

January 15, 2024  
 Project No: 2023-0134-00  
 Invoice No: 145164

2023-0134-00

**2023 Hidden Creek North; WUP 20 011852.004; CS**

**Pasco County 5 and 6 / T26S / R21E**

Professional Services through December 31, 2023

**Professional Personnel**

	Hours	Rate	Amount
Sr. Project Manager	1.25	157.00	196.25
Totals	1.25		196.25
<b>Total Labor</b>			<b>196.25</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	196.25	3,728.75	3,925.00
Limit			4,440.00
Remaining			515.00



**Total this Invoice** \$196.25

	Current	Prior	Total	Received	AR Balance
<b>Billings to Date</b>	<b>196.25</b>	<b>3,728.75</b>	<b>3,925.00</b>	<b>3,728.75</b>	<b>196.25</b>

# Billing Backup

Ardurra Group, Inc.

Invoice 145164 Dated 1/15/2024

Monday, January 15, 2024

7:34:28 PM

## Professional Personnel

			<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Sr. Project Manager						
	Sr. Scientist					
1677	0-0000-0000 - 4007 -	12/7/2023	.25	157.00	39.25	
	Sr. Scientist					
1677	0-0000-0000 - 4007 -	12/11/2023	1.00	157.00	157.00	
	Sr. Scientist					
	Totals		1.25		196.25	
	<b>Total Labor</b>					<b>196.25</b>
				<b>Total this Phase</b>		<b>\$196.25</b>
				<b>Total this Project</b>		<b>\$196.25</b>
				<b>Total this Report</b>		<b>\$196.25</b>







## We're here for you

---

### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

---

### Convenient ways to pay your bill

Online [duke-energy.com/billing](http://duke-energy.com/billing)  
Automatically from your bank account [duke-energy.com/automatic-draft](http://duke-energy.com/automatic-draft)  
Speedpay (fee applies) [duke-energy.com/pay-now](http://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](http://duke-energy.com/location)

---

### Help managing your account (not applicable for all customers)

Register for free paperless billing [duke-energy.com/paperless](http://duke-energy.com/paperless)  
Home [duke-energy.com/manage-home](http://duke-energy.com/manage-home)  
Business [duke-energy.com/manage-bus](http://duke-energy.com/manage-bus)

---

### General questions or concerns

Online [duke-energy.com](http://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

---

### Check utility rates

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

---

### 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: Jan 23

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](http://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

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

## Billing details - Lighting

<b>Billing Period - Nov 22 23 to Dec 20 23</b>	
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 @ 0.061c	0.74
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
<b>Total Current Charges</b>	<b>\$1,102.82</b>

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.81
Gross Receipts Tax	3.17
<b>Total Taxes</b>	<b>\$3.98</b>



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

# INVOICE

**Remit To:**

20525 Amberfield Drive, Suite 201  
Land O Lakes, FL 34638

**Bill To:** Hidden Creek North Community Development District  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614  
darryla@rizzetta.com  
cddinvoice@rizzetta.com

**Date:** December 29, 2023  
**Project Number:** 2016-078G  
**Invoice Number:** 46248  
**Invoice Period:** 11/11/2023 to 12/15/2023

**Project:** Hidden Creek North - District Engineer Services

SERVICES PERFORMED:

**FDC Agreement No. 22-071A**  
**CDD Engineer Service (0900)**

- Prepare for and attend December Board meeting

Description	Hours	Rate	Cost
Vice President	2.25	\$190.00	\$427.50

**Total Invoice Amount: \$427.50**

**RECEIVED**  
12-29-2023

David Fleeman, P.E.

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 12, 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. 3325741

Client Matter No. 9623-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3325741  
9623-1

Re: General Counsel

For Professional Legal Services Rendered

11/01/23	K. John	0.20	53.00	Review agenda; prepare board meeting materials
11/07/23	M. Eckert	1.90	712.50	Prepare for and attend board meeting; follow up
11/08/23	K. Haber	1.90	484.50	Review landscape inspection services proposal and compare with professional district services agreement and addenda; review agenda minutes regarding landscape maintenance and correspond with Adams and Betancourt regarding same; prepare landscape services agreement
11/10/23	K. Haber	0.90	229.50	Prepare amendment to professional district services agreement
11/14/23	K. Haber	0.70	178.50	Revise landscape services agreement; confer with Adams regarding same; correspond with Adams regarding same
11/15/23	K. John	0.20	53.00	Prepare ethics training memorandum



**KUTAK ROCK LLP**

Hidden Creek North CDD  
December 12, 2023  
Client Matter No. 9623-1  
Invoice No. 3325741  
Page 2

11/27/23	M. Eckert	0.20	75.00	Review Schill email; confer with Adams
11/28/23	M. Eckert	0.30	112.50	Review agenda; confer with Adams
11/28/23	K. Haber	0.70	178.50	Prepare license agreement with homeowners association for use of fields; confer with Adams regarding same; correspond with Adams, Betancourt, and Valley regarding same
11/29/23	K. Haber	0.90	229.50	Prepare license agreement for homeowners association use of district fields; correspond and confer with Adams regarding same
11/30/23	M. Eckert	0.70	262.50	Prepare license agreement; confer with Brisendine regarding landscape contract; revise landscape contract
11/30/23	K. Haber	0.60	153.00	Prepare board meeting agenda memorandum; correspond with Adams and Betancourt regarding landscape services agreement

TOTAL HOURS 9.20

TOTAL FOR SERVICES RENDERED \$2,722.00

TOTAL CURRENT AMOUNT DUE \$2,722.00

**RECEIVED**  
12-12-2023

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 11, 2024

**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. 3339648

Client Matter No. 9623-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3339648  
9623-1

Re: General Counsel

For Professional Legal Services Rendered

12/04/23	M. Eckert	0.20	75.00	Prepare for board meeting
12/04/23	K. Haber	0.20	51.00	Revise ethics training memorandum; correspond with Adams regarding same
12/05/23	M. Eckert	6.50	2,437.50	Prepare for, travel to and attend board meeting; return travel; meeting follow up
12/08/23	M. Eckert	0.70	262.50	Research property ownership and alternatives for addressing development concerns
12/17/23	M. Eckert	0.20	75.00	Research and prepare memorandum and appointment/designation form for public records roles
12/27/23	K. Haber	0.30	76.50	Research use of public funds for ethics training; confer with Stillman with Florida Commission on Ethics regarding same
TOTAL HOURS		8.10		

**KUTAK ROCK LLP**

Hidden Creek North CDD  
January 11, 2024  
Client Matter No. 9623-1  
Invoice No. 3339648  
Page 2

TOTAL FOR SERVICES RENDERED \$2,977.50

DISBURSEMENTS

Meals	11.00
Travel Expenses	106.80

TOTAL DISBURSEMENTS 117.80

TOTAL CURRENT AMOUNT DUE \$3,095.30

**RECEIVED**  
01-11-2024



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

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

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

1 0 1  
 14-92227

HIDDEN CREEK NORTH CDD

Service Address: **HIDDEN CREEK BOULEVARD**

Bill Number: 19561687

Billing Date: 12/19/2023

Billing Period: 11/7/2023 to 12/7/2023

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, 2023.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190292554	11/7/2023	4001	12/7/2023	4023	30	22

Usage History

Month	Usage
December 2023	22
November 2023	21
October 2023	20
September 2023	317
August 2023	47
July 2023	26
June 2023	34
May 2023	44
April 2023	106
March 2023	96
February 2023	51
January 2023	171

Transactions

Previous Bill	16.38
Payment 12/07/23	-16.38 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	22 Thousand Gals X \$0.78
<b>Total Current Transactions</b>	17.16
<b>TOTAL BALANCE DUE</b>	<b>\$17.16</b>



Please return this portion with payment

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

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

Account # 1101125  
 Customer # 01428501  
 Balance Forward 0.00  
 Current Transactions 17.16

<b>Total Balance Due</b>	<b>\$17.16</b>
<b>Due Date</b>	<b>1/5/2024</b>

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

**The Total Due will be electronically  
 transferred on 01/05/2024.**

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



Invoice # 113573

BI # 9725

01/17/2024

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

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

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

Due Date 12/01/2023

ANNUAL FEE \$3,500.00



Total Due: \$3,500.00

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

Thank you for choosing Regions Bank

9725

Wire ABA # 121000248 or ACH ABA # 026012881  
Wells Fargo  
Account # 2020050839788  
Account Name: SEI Private Tr Co ACF Regions Bank  
FFC: G067Z08  
Reference Invoice # 113573

Due Date 12/01/2023  
Amount Due \$3,500.00

Please contact your administrator with any questions or concerns.

JANET RICARDO  
904-565-7973



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

**Invoice**

Date	Invoice #
1/1/2024	INV0000086368

**Bill To:**

Hidden Creek North CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
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Services for the month of	Terms	Client Number
January	Upon Receipt	00283

Description	Qty	Rate	Amount
Annual Dissemination Services	1.00	\$5,000.00	\$5,000.00
<b>Subtotal</b>			\$5,000.00
<b>Total</b>			\$5,000.00



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

**Invoice**

Date	Invoice #
1/1/2024	INV0000086446

**Bill To:**

Hidden Creek North CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
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Services for the month of	Terms	Client Number
January	Upon Receipt	00283

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,638.92	\$1,638.92
Administrative Services	1.00	\$414.25	\$414.25
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$327.08	\$327.08
Landscape Consulting Services	1.00	\$650.00	\$650.00
Management Services	1.00	\$1,830.17	\$1,830.17
Website Compliance & Management	1.00	\$100.00	\$100.00
<b>Subtotal</b>			\$5,060.42
<b>Total</b>			\$5,060.42



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 #** 34973

**DATE** 12/27/2023

**DUE DATE** 01/11/2024

**TERMS** Net 15

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

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BALANCE DUE

**\$7,960.00**

**RECEIVED**  
12-27-2023