



Rizzetta & Company

# Hidden Creek North Community Development District

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**Board of Supervisors' Meeting  
April 2, 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<br>Michael Hunt<br>Jose Garcia<br>Edward Schill<br>Jamie Schill | Chairman<br>Assistant Secretary<br>Assistant Secretary<br>Vice Chairman<br>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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**Board of Supervisors  
Hidden Creek North  
Community Development District**

March 27, 2024

**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, April 2, 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. Ratification of the Enforcement Deed Restrictions HOA Agreement..... Tab 1
  - C. Consideration of the Resolution 2024-01 General Election and Notice ..... Tab 2
- 4. STAFF REPORTS**
  - A. Landscape Inspection Services
    1. Presentation of Field Inspection Report ..... Tab 3
    2. Presentation of Lawn Medics Landscape Report ..... Tab 4
    3. Consideration of Lawn Medics Proposals..... Tab 5
  - B. Aquatic Maintenance
    1. Presentation of AWC Aquatics Report ..... Tab 6
  - C. District Counsel
  - D. District Engineer
    1. Presentation of the Stormwater Inspection..... Tab 7
  - E. District Manager
    1. Presentation of District Manager Report and Monthly Financials ..... Tab 8
    2. Presentation of Quarterly Compliance Audit Report ..... Tab 9
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors  
Meeting held on March 05, 2024 ..... Tab 10
  - B. Consideration of the Operation and Maintenance  
Expenditures for February 2024 ..... Tab 11
- 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 COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE WESLEY CHAPEL, FL 33544

MAILING ADDRESS · 3434 COLWELL AVENUE · STE 200 · TAMPA · FLORIDA 33614

March 12, 2024

Hidden Creek Oaks Homeowners Association, Inc.  
c/o TRIAD Association Management, Inc  
711 W Main St.  
Leesburg, FL, 34748

Re: *Request to Hidden Creek North Community Development District (“District”) Regarding Enforcement of Deed Restrictions by the Hidden Creek Oaks Homeowners Association, Inc. (“HOA”) on Property Owned by the District*

Dear Sir/Madam:

On or about February 19, 2024, the District’s legal counsel received a request by the HOA’s legal counsel to develop an agreement between the HOA and District which would provide for the HOA’s enforcement of deed restrictions against homeowners and their guests on property owned by the District, including but not limited to rights-of-way and sidewalks. The District’s legal counsel does not believe an agreement is necessary or appropriate for a variety of reasons. However, the District certainly understands the safety concerns of the HOA Board of Directors (“HOA Board”) and desires to work with the HOA Board.

To that end, on March 5, 2024, the District Board of Supervisors voted to send this letter informing the HOA Board that the District has no objection to the HOA Board enforcing lawful deed restrictions against lot owners and their guests on property owned by the District, including but not limited to rights-of-way and sidewalks.

Please note that nothing contained herein shall be interpreted as the District validating any deed restriction, or allowing deed restrictions to be enforced against the District. Further, nothing contained herein shall be interpreted as the District delegating or transferring any statutory authority to the HOA.

If you have any questions, please do not hesitate to contact the District’s manager Darryl Adams at (813)994-1001 x 7958. Thank you.

Sincerely,

  
\_\_\_\_\_  
Chair, District Board of Supervisors

Cc: Darryl Adams, District Manager  
Michael C. Eckert, District Counsel

## **Tab 2**

## RESOLUTION 2024-[ ]

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE PASCO COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Pasco County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Ebony Bennett and Seat 2, currently held by Jamie Schill and Seat 3, currently held by Jose Garcia are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2024.

**HIDDEN CREEK NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY/ASSISTANT SECRETARY

**EXHIBIT A**

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Hidden Creek North Community Development District (“District”) will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at Central Pasco Professional Center, 4111 Land O’Lakes Blvd., Suite 105, Land O’Lakes, Florida 34639; Ph: (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Hidden Creek North Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

**Publish on or before May 27, 2024.**

## **Tab 3**

# Hidden Creek North

## Landscape Inspection Report



March 30, 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. Remove the sucker growth on the oak trees on the north and southside of Daisy Meadow Loop.(Pic 1,1a)



2. Provide the district a price to replace the bald Bahia area on the southside of Daisy Meadow Loop across from where the model home was.(Pic 2)



3. **During maintenance visits make sure crews are removing any commercial signage on district property.(Pic 3 Next Page)**
4. We still are having issues with ants on the outbound side of Hidden Creek Blvd before the exit monument. Please treat once eradicated rake down the mounds.
5. Provide a price to the district to remove the grass from the sidewalk to the planter bed on the outbound side of the Castle Ridge entrance. The goal is to have it match the inbound side and eliminate a lot of the turf area. Also provide pricing to install plant





# Hidden Creek North



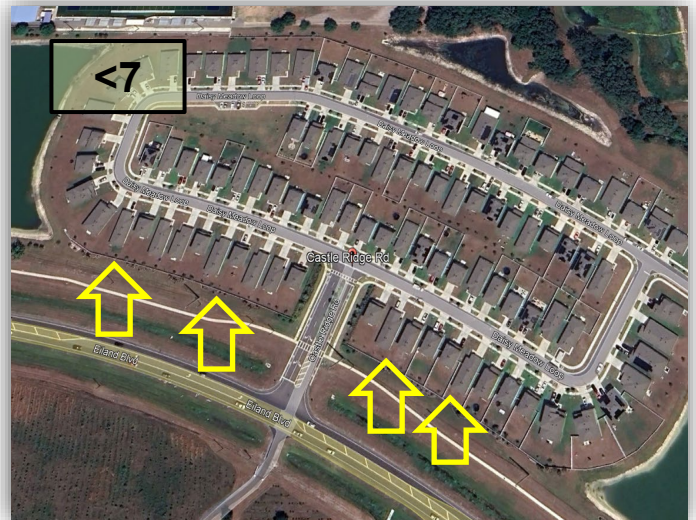
material to this area. Also provide pricing to install plant material on the inbound side in the open bed space.(Pic 5)



6. Treat the ant mounds in the last Fakahatchee bed to the west of the Castle Ridge entrance along the white vinyl fence.(pic 6)

7. Provide the district a cost to replace the material along the north and Southside of the white vinyl fence at the Castle Ridge road entrance.(pic 7)

8. Provide the district a price to have the site mulched with pine bark mini nuggets.



# Tab 4



**Lawn Medic Services Inc**

**PO BOX 3938 PLANT CITY FL 33563  
OFFICE :813-759-9263 SEAN CELL: 813-478-6894**

### March property report

1. Over the next Month we will be trimming and lifting all the trees in the common area. At this time we will also remove any sucker growth
2. The price to replace Bahia sod on Daisy Meadow , is \$ 400.00.
3. We remove signs during each visit. We have been every other week during the winter . We are back to weekly services now and will continue to remove the signs during our visit
4. We provide a monthly treatment for the ants as well as spot treat while mowing. We will continue to treat them.
5. Estimate provided.
6. Ants will continue to be treated.
7. Estimate provided.
8. Estimate provided.





# Tab 5



## Lawn Medic Services Inc

PO BOX 3938 PLANT CITY FL 33563  
OFFICE :813-759-9263 SEAN CELL: 813-478-6894

March estimates requested

Scope – Remove grass from side walk to planter bed along Castle Ridge Entrance. Regrade and add potting soil. Change irrigation from Spray heads to drip tubing for new plants . Install 50 3 gal Star Jasmine and 30 3 gal Gold mound. Mulch area with Cypress mulch. ( if mulching of the community is approved deducted \$350.00 from this estimate as this area would be included with the community mulch )

Total \$ 4125.00

Scope – Remove all HOLLY trees along Eiland blvd. Keep grass and remaining sabal palms. Fill in grass in the sabal palm beds. Replace missing or dying viburnum with new 3 gal Viburnum. In the beds where the Holly's were removed install 15 gal multi Crape Myrtles and fill in remaining bed with Star Jasmine. \$8700.00





**Lawn Medic Services Inc**

PO BOX 3938 PLANT CITY FL 33563  
OFFICE :813-759-9263 SEAN CELL : 813-478-6894

## **Hidden Creek CDD**

**Install Cypress mulch 165 yards on blvd, mailbox kiosks, and islands.**

**Total \$ 8500.00**



# Tab 6



# 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 and CJ

Date: 03/26/2024 Time: 12:25 PM

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

| Waterway Treatment | Algae | Submersed Weeds | Grasses and brush | Floating Weeds | Blue Dye | Inspection | Request for Service | Restriction | # of days |
|--------------------|-------|-----------------|-------------------|----------------|----------|------------|---------------------|-------------|-----------|
| 1                  |       |                 | X                 |                |          |            |                     |             |           |
| 2                  | X     |                 | X                 | X              |          |            |                     |             |           |
| 3                  |       |                 | X                 |                |          |            |                     |             |           |
| 4                  | X     |                 | X                 |                |          |            |                     |             |           |
| 5                  | X     | X               | X                 |                |          |            |                     |             |           |
| 6                  |       |                 | X                 |                |          |            |                     |             |           |
| 7                  |       |                 | X                 |                |          |            |                     |             |           |
| 8                  |       |                 | X                 |                |          |            |                     |             |           |
| 9                  | X     |                 | X                 |                |          |            |                     |             |           |
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| <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**

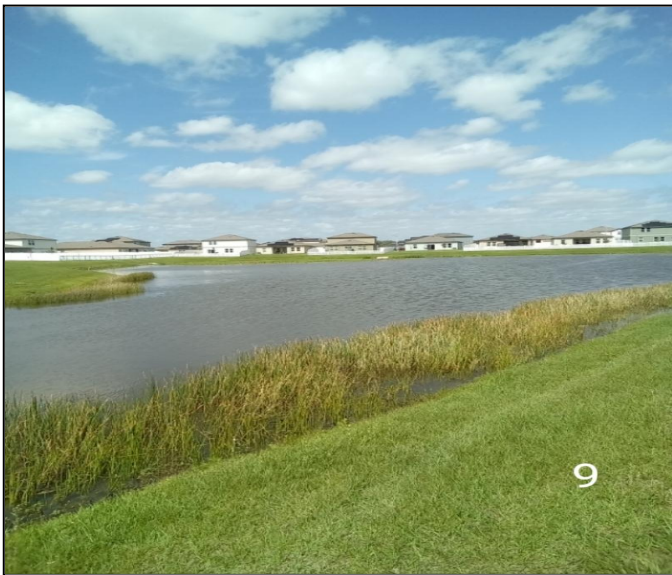
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| <input checked="" type="checkbox"/> Alligator | <input type="checkbox"/> Catfish          | <input type="checkbox"/> Gallinules        | <input type="checkbox"/> Osprey             | <input type="checkbox"/> Woodstork |
| <input type="checkbox"/> Anhinga              | <input checked="" type="checkbox"/> Coots | <input type="checkbox"/> Gambusia          | <input type="checkbox"/> Otter              | <input type="checkbox"/> _____     |
| <input 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 checked="" type="checkbox"/> Ibis   | <input checked="" type="checkbox"/> Turtles |                                    |

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| <b>NATIVE WETLAND HABITAT MAINTENANCE</b>          | <b>Beneficial Vegetation Notes:</b>              |
| <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 checked="" 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

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 Technician: Aleksey and CJ  
 Date: 03/26/2024 Time: 01:42 PM

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

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

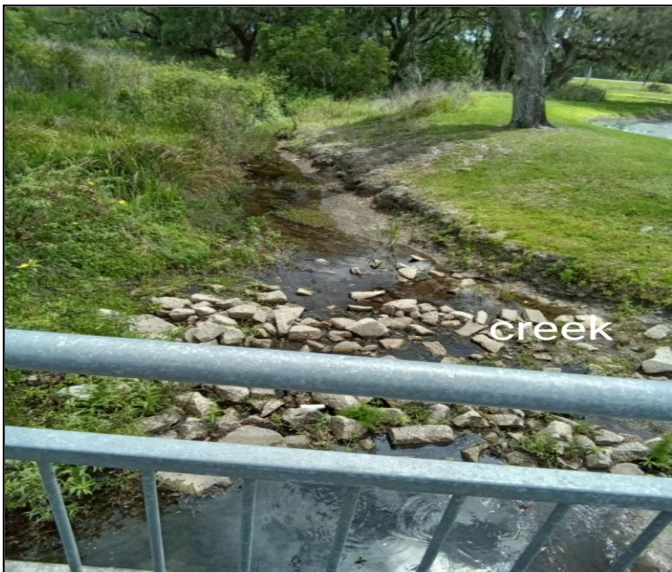
**FISH and WILDLIFE OBSERVATIONS**

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|---|---|--|---|------------------------------------|
| <input checked="" type="checkbox"/> Alligator | <input 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 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 checked="" type="checkbox"/> Ibis   | <input checked="" type="checkbox"/> Turtles |                                    |

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| <input type="checkbox"/> Bulrush              | <input type="checkbox"/> _____                     |
| <input type="checkbox"/> Chara                | <input checked="" type="checkbox"/> Gulf Spikerush |
| <input type="checkbox"/> Cordgrass            | <input checked="" type="checkbox"/> Lily           |
| <input type="checkbox"/> Golden Canna         | <input type="checkbox"/> _____                     |





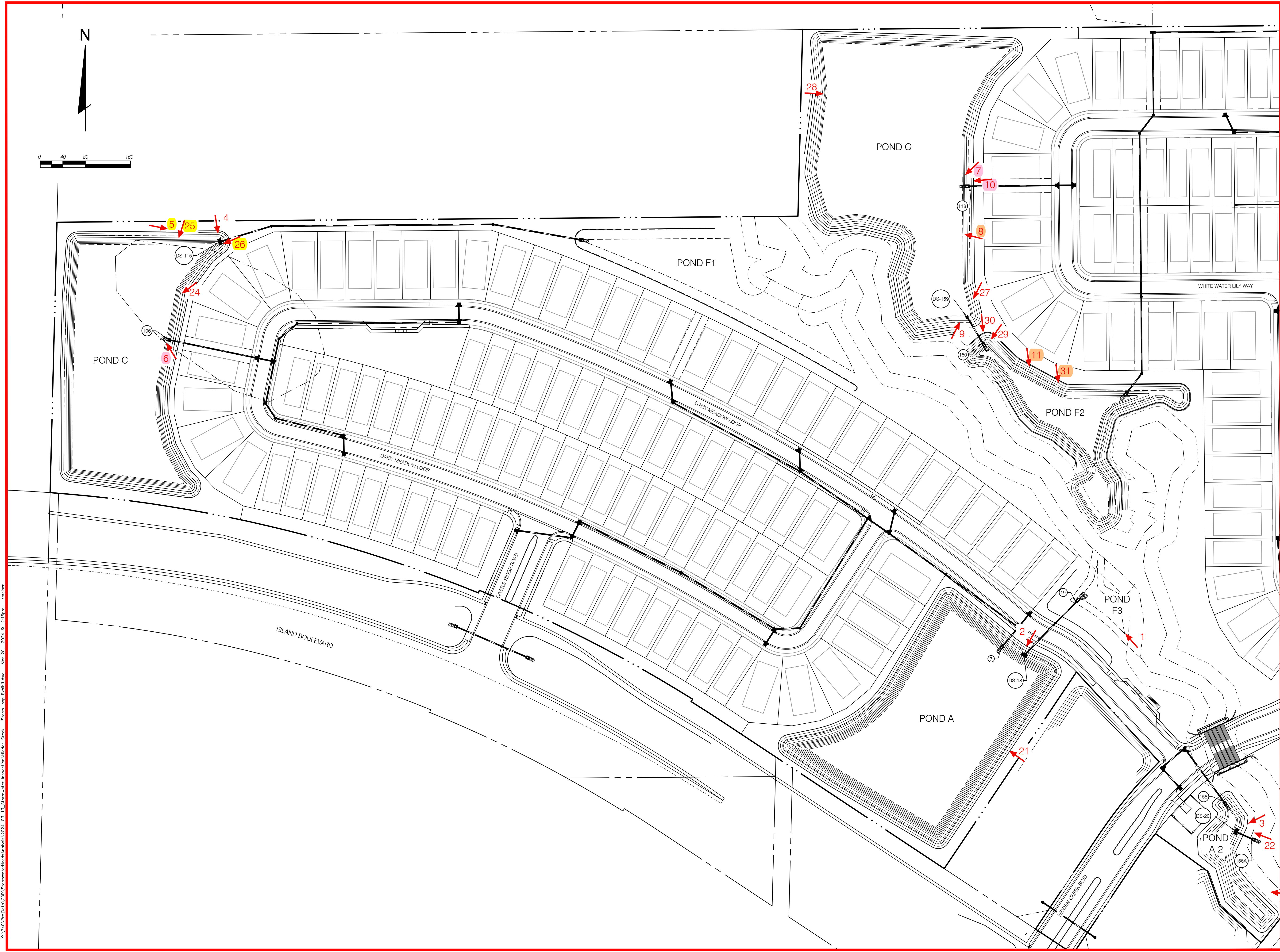




# Tab 7

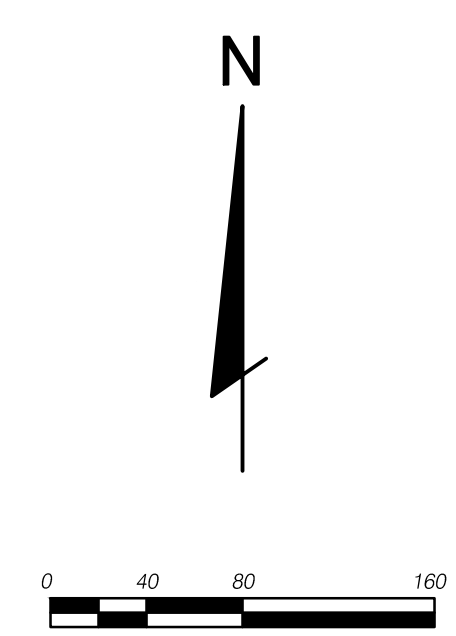




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-  = STORMWATER STRUCTURE NUMBER

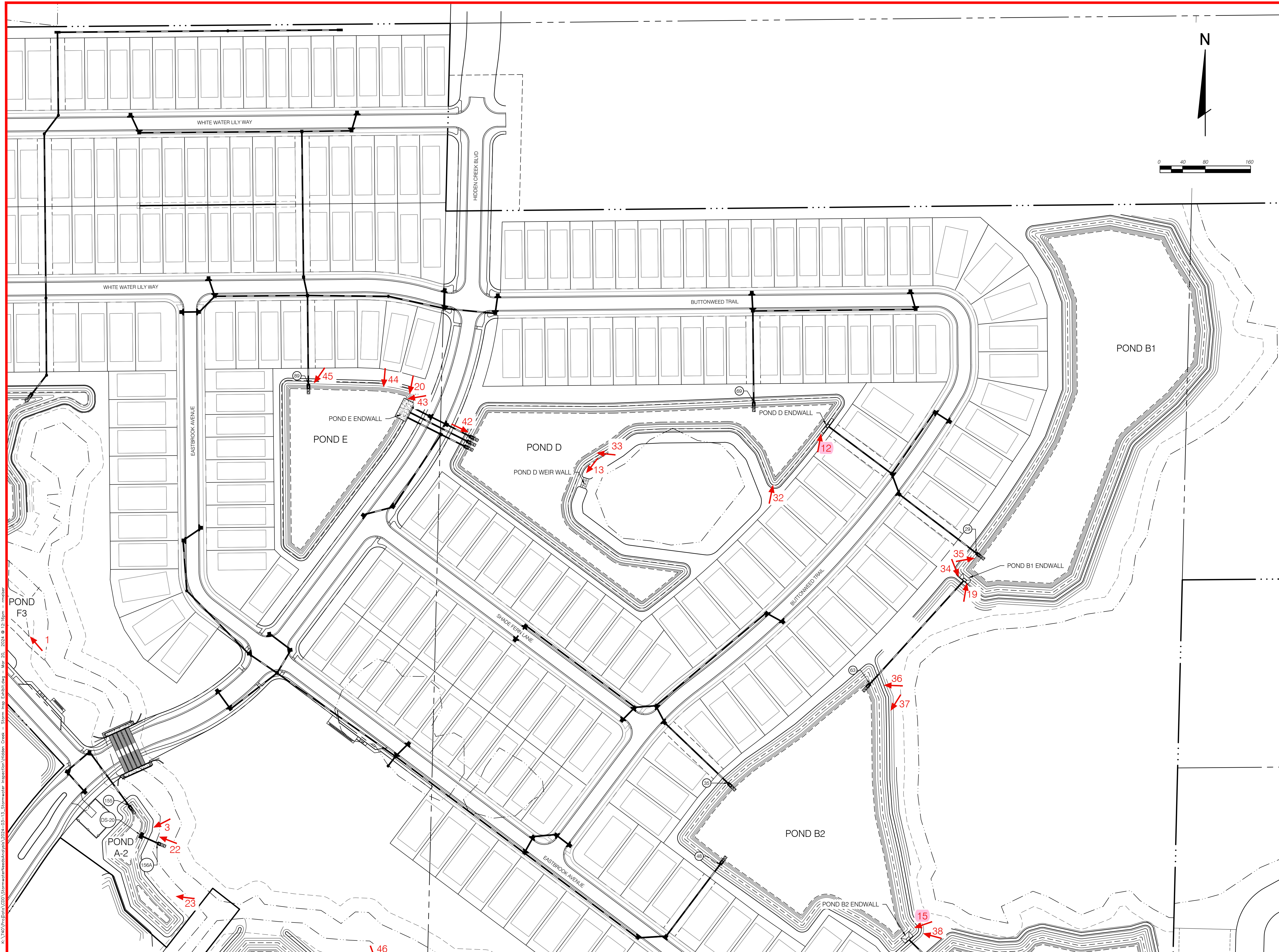


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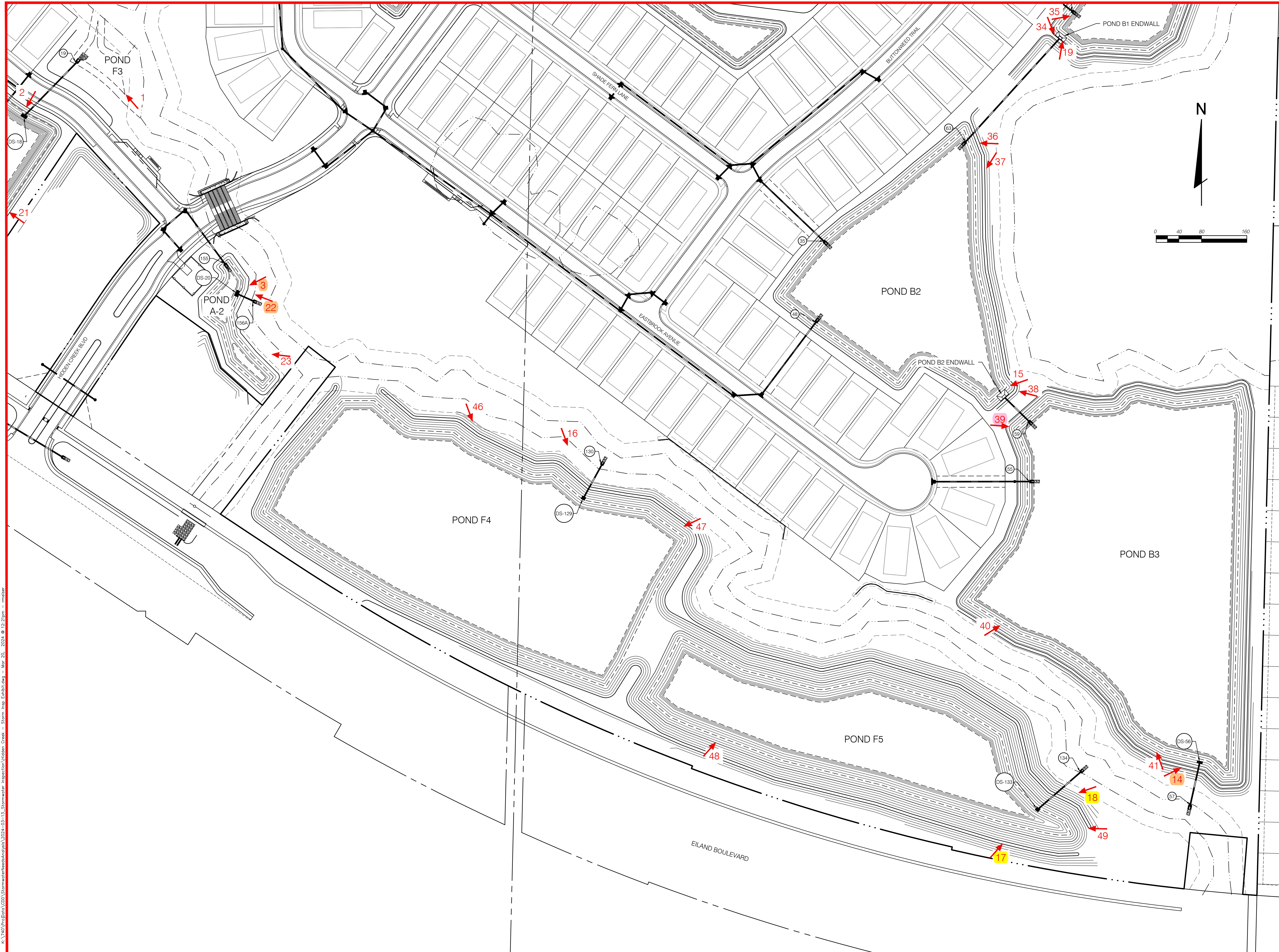


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-  = STORMWATER STRUCTURE NUMBER



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PROJECT NAME:  
**HIDDEN CREEK**

**STORMWATER SYSTEM  
 INSPECTION**

SHEET NAME:  
**PHOTO LOCATION MAP  
 SHEET 3**

- = PHOTO NUMBER AND DIRECTION
- = STORMWATER STRUCTURE NUMBER



26525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638  
 PHONE: (727) 849-7588 FAX: (727) 848-3648 WWW.FLORIDACONSULTANTS.COM

| CREATION DATE: | REVISED DATE: | DRAWN BY: | SHEET NUMBER: |
|----------------|---------------|-----------|---------------|
| 03/18/2024     |               | RMM       | 3 OF 3        |

K:\740\proj\p03\GIS\Stormwater\Inspection\Hidden\_Creek - Storm Insp Exhibit.dwg - Mar-20-2024 @ 12:27pm - mmeiser



# Annual Stormwater Inspection

## Prepared for the Hidden Creek CDD

On March 13, 2024, Florida Design Consultants, Inc. performed a field visit to inspect the Hidden Creek Stormwater System(s) for maintenance issues and to document the current status of the stormwater system. As a result of that inspection, this report was developed to assist the Hidden Creek CDD in addressing the various repairs and maintenance necessary to ensure the function of the stormwater system.

Photos were taken of stormwater ponds and associated structures using a GPS enabled camera. The remainder of this report includes those photos along with descriptions of necessary repairs and/or maintenance. The photos include GPS coordinates and are numbered with reference to the attached plans which incorporate an aerial photo overlain by the project plans. The plans reference the photo number with respect to the location that the photos were taken.

Shown below is a summary table of maintenance issues that were found during the inspection. The location and corresponding photo numbers are listed, as well as the maintenance concern and suggested repairs.

### **Summary Table:**

| <b>Location/Photo No.</b>                | <b>Maintenance Issue</b>                              | <b>Proposed Repairs</b>  | <b>Priority</b> |
|--|---|--|-----------------|
| Pond F5 /<br>Photos # 17, 18             | Control structure grate has fallen off structure.     | Secure grate on top of structure and assess for damage.  | High            |
| Pond C /<br>Photos #5, 25, 26            | Washouts in berm/slope of Pond C.                     | Remove washed out soil from toe of slope, replace soil where it has eroded, compact and sod to stabilize soil. | High            |
| Pond A2 (DS-20) /<br>Photos #3, 22       | Limbs and debris covering grate of control structure. | Remove limbs and debris from grate and around skimmer.   | Medium          |
| Pond F2 and Pond G /<br>Photo #8, 11, 31 | Floating turbidity barrier still remaining in pond.   | Remove floating turbidity barrier(s).  | Medium          |
| Pond B3 /<br>Photo #14                   | Sand bags placed around grate of structure.           | Remove sand bags and assess that grate/structure hasn't been damaged.  | Medium          |
| Pond G and Pond B3 /<br>Photos #6,7, 39  | Erosion around mitered end sections.                  | Replace soil as needed around structures and compact and sod where necessary.                                  | Low             |
| Pond G (118) /<br>Photo # 10             | Rip rap is washing away from mitered end section.     | Reconsolidate rip rap at the end of the mitered end section.   | Low             |
| Pond D and Pond B2 /<br>Photos #12, 15   | Trash and debris inside of endwall structure.         | Remove trash and debris.   | Low             |

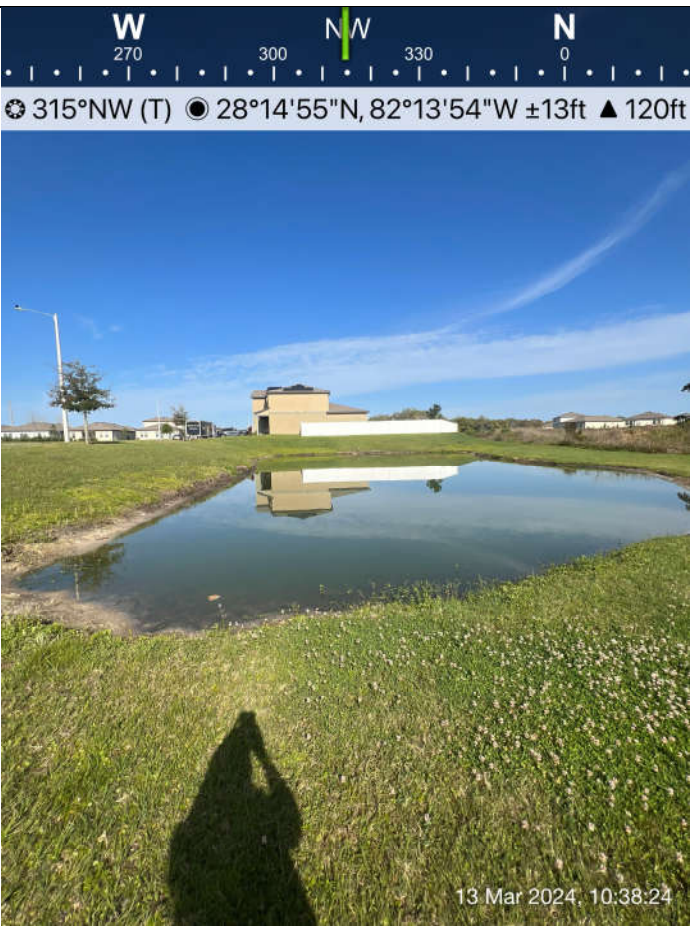
**Photo No.**   1  

**Photo Location:**

Pond F3 (Floodplain Compensation Area)

**Comment:**

Current condition of Pond F3.



**Photo No.**   2  

**Photo Location:**

Pond A (DS-18)

**Comment:**

Current condition of Pond A.

Control structure appears in good condition.





**Photo No.**  
3

**Photo Location:**  
Pond A2  
(DS-20)

**Comment:**  
Remove limbs and debris from control structure.



**Photo No.**  
4

**Photo Location:**  
Pond C  
(DS-115)

**Comment:**  
Control structure DS-115 appears in good condition.





|   |  |
|---|--|
| <b>Photo No. <u>5</u></b>   |  |
| <b>Photo Location:</b><br><br>Pond C  |  |
| <b>Comment:</b><br><br>Several washouts in Pond C berm and slope.<br><br>Washed out soil should be removed from pond bottom, pond slopes shall be reconstructed, compacted, and sodded to stabilize slopes and berms of pond. |  |

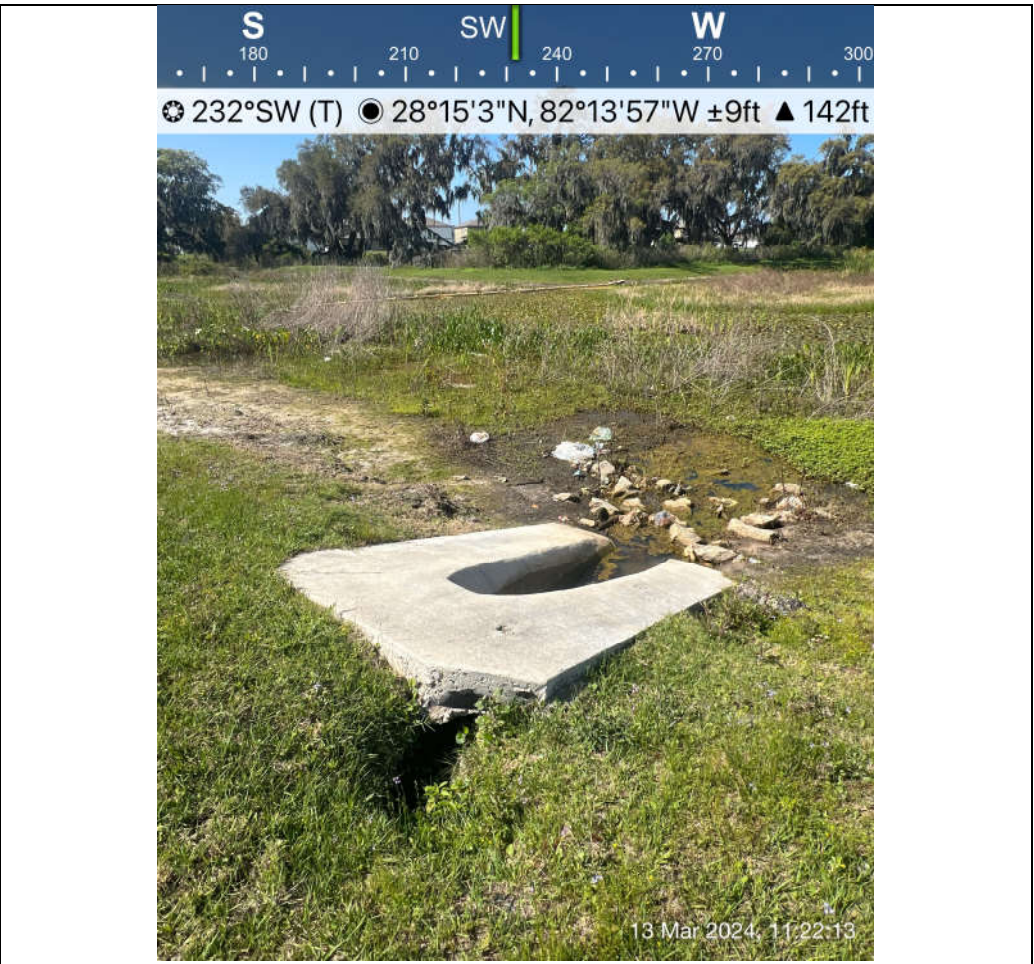
|   |  |
|---|--|
| <b>Photo No. <u>6</u></b>   |  |
| <b>Photo Location:</b><br><br>Pond C<br>(Structure 106)   |  |
| <b>Comment:</b><br><br>Erosion around mitered end section.<br><br>Replace soil around structure and compact to prevent further erosion. |  |



**Photo No. 7**

**Photo Location:**  
Pond G  
(Structure 118)

**Comments:**  
Soil is washing out behind mitered end section.  
  
Replace soil around structure and compact to prevent further erosion.



**Photo No. 8**

**Photo Location:**  
Pond G

**Comment:**  
Floating turbidity barrier shall be removed from the pond.

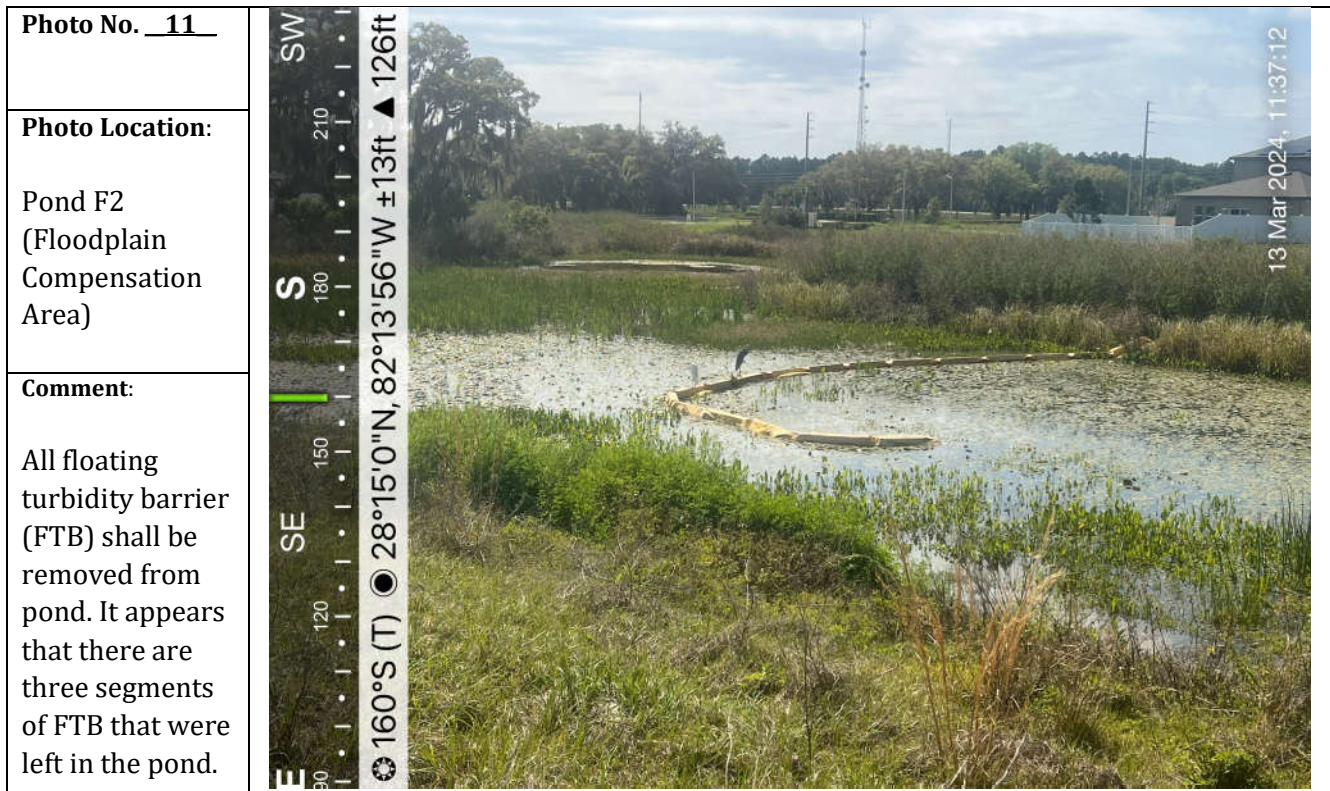




|  |  |
|--|--|
| <b>Photo No. <u>9</u></b>  |  |
| <b>Photo Location:</b><br><br>Pond G<br>(DS-159)                                 |  |
| <b>Comment:</b><br><br>Control structure<br>DS-159 appears in<br>good condition. |  |

|  |  |
|--|--|
| <b>Photo No. <u>10</u></b>   |  |
| <b>Photo Location:</b><br><br>Pond G<br>(Structure 118)  |  |
| <b>Comment:</b><br><br>Rip rap is washing<br>out away from<br>mitered end.<br><br>Suggest<br>reconsolidating rip<br>rap at the end of<br>the structure and<br>removing debris. |  |











|  |  |
|--|--|
| <b>Photo No.</b><br><u>15</u>  |  |
| <b>Photo Location:</b><br><br>Pond B2<br>(Endwall)   |  |
| <b>Comment:</b><br><br>Structure appears in good condition. Suggest removing trash and debris. |  |

|   |  |
|---|--|
| <b>Photo No.</b><br><u>16</u>                               |  |
| <b>Photo Location:</b><br><br>Pond F4<br>(DS-129)           |  |
| <b>Comment:</b><br><br>Structure appears in good condition. |  |



**Photo No.** 17

**Photo Location:**  
Pond F5  
(DS-133)

**Comment:**  
Grate needs to be secured properly and assessed for damage.  
  
Remove trash and debris on pond slope.



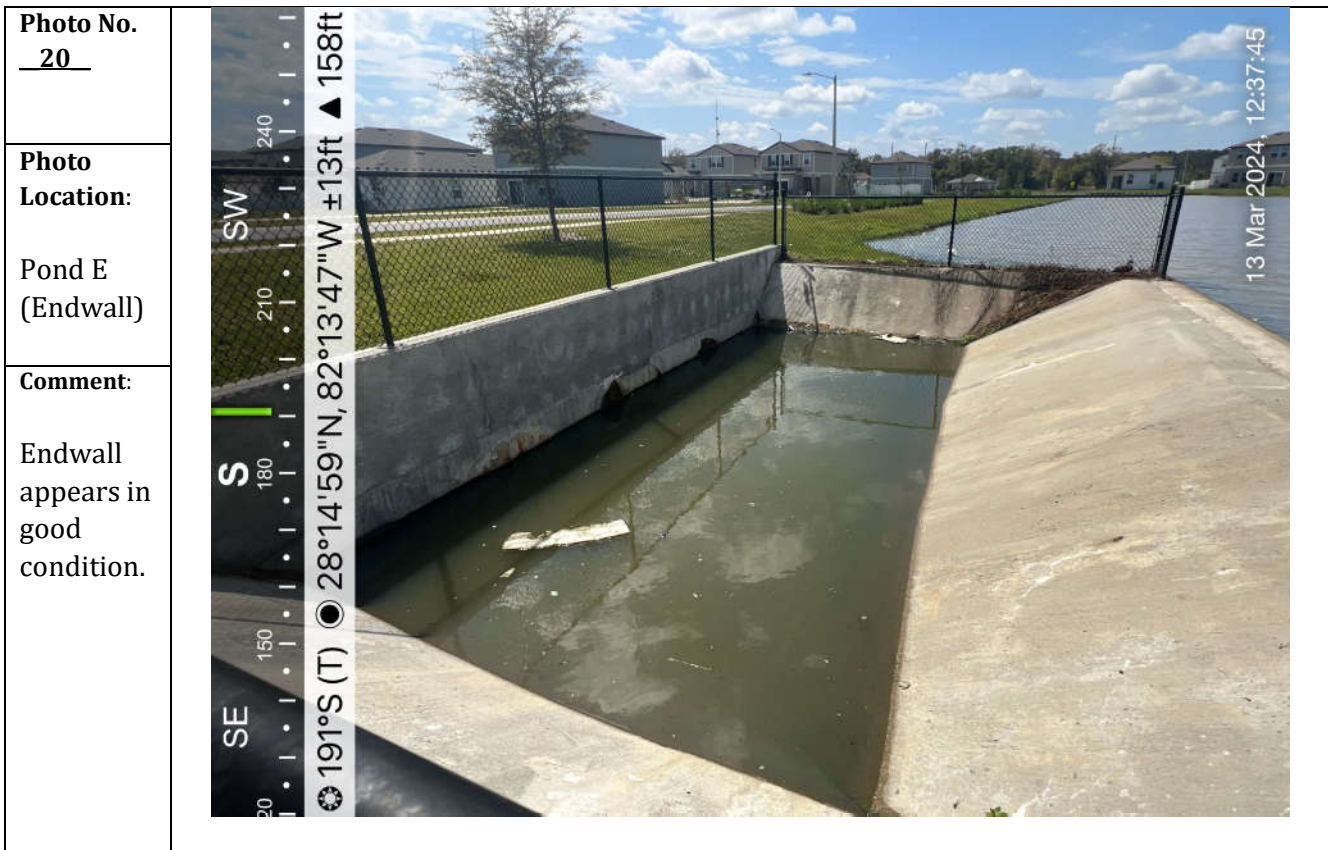
**Photo No.** 18

**Photo Location:**  
Pond F5  
(DS-133)

**Comment:**  
Grate needs to be secured properly and assessed for damage.





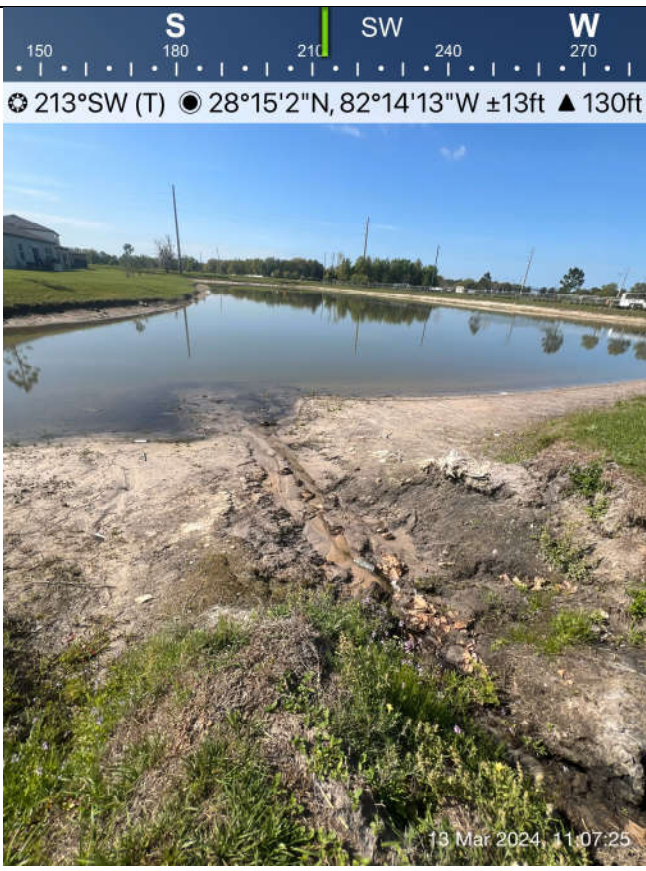


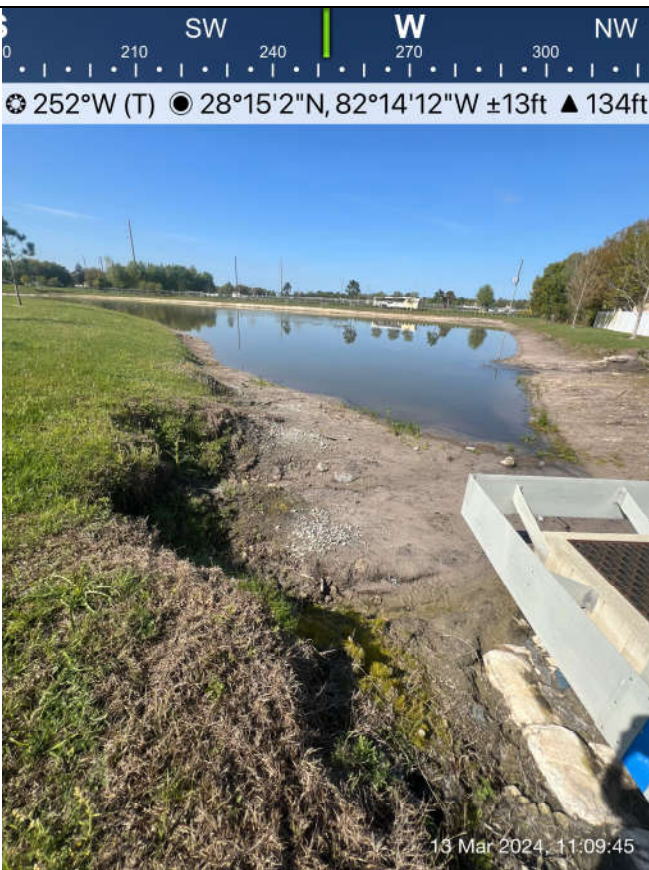








|   |  |
|---|--|
| <b>Photo No.</b><br><u>25</u>   |  |
| <b>Photo Location:</b><br><br>Pond C  |  |
| <b>Comment:</b><br><br>Washout at Pond C.<br><br>Remove washed out soil from toe of slope, replace soil where it has eroded, compact and sod to stabilize soil. |  |

|  |  |
|--|--|
| <b>Photo No.</b><br><u>26</u>  |  |
| <b>Photo Location:</b><br><br>Pond C   |  |
| <b>Comment:</b><br><br>Current condition of Pond C. Erosion along pond slope and berm.<br><br>Replace soil where it has eroded, compact and sod to stabilize soil. |  |







**Photo No.** 29

**Photo Location:**  
Pond F2  
(Structure 160)

**Comment:**  
Structure appears in good condition.



**Photo No.** 30

**Photo Location:**  
Pond F2

**Comment:**  
Current condition of Pond F2.





|  |  |
|--|--|
| <b>Photo No.</b><br><u>31</u>  |  |
| <b>Photo Location:</b><br><br>Pond F2  |  |
| <b>Comment:</b><br><br>Three segments of floating turbidity barrier need to be removed from Pond F2. |  |

|   |  |
|---|--|
| <b>Photo No.</b><br><u>32</u>                       |  |
| <b>Photo Location:</b><br><br>Pond D                |  |
| <b>Comment:</b><br><br>Current condition of Pond D. |  |



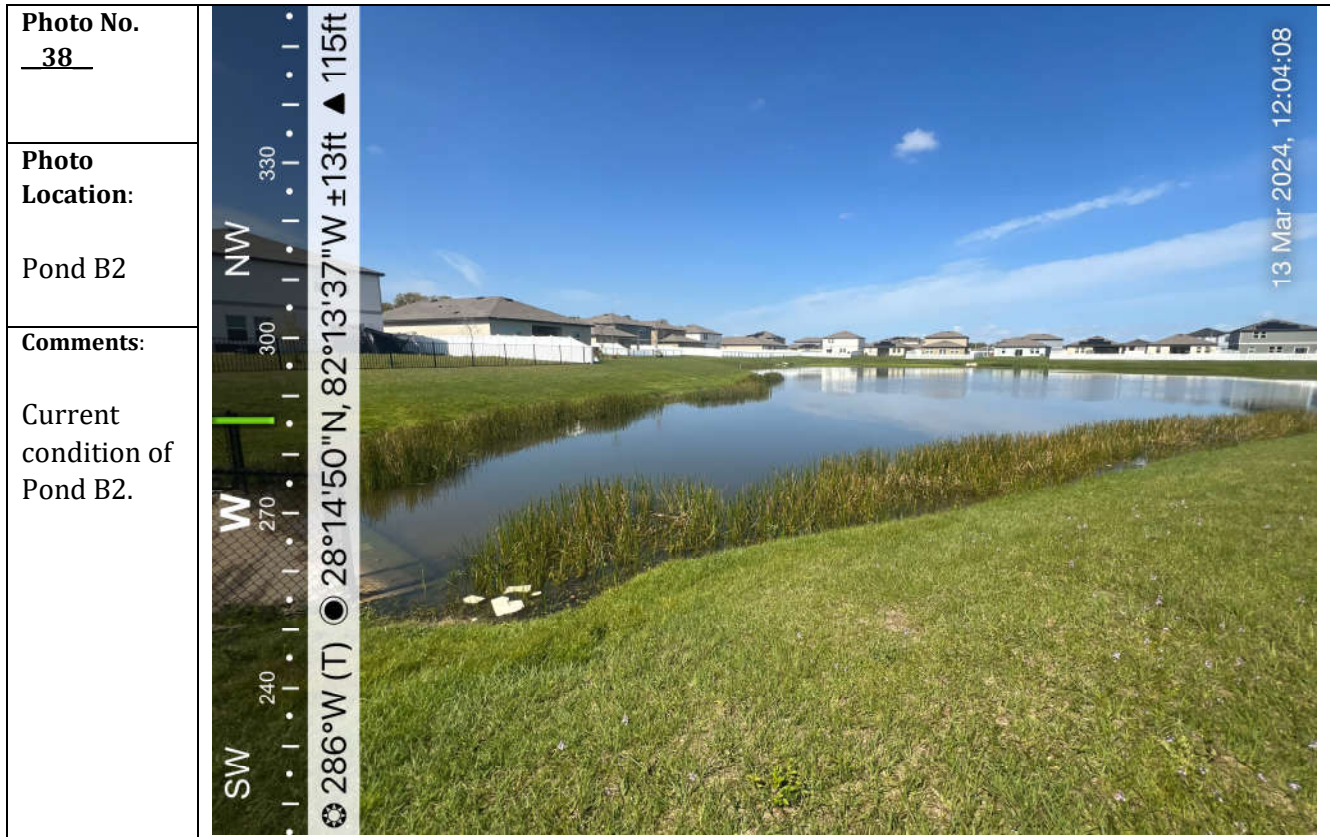





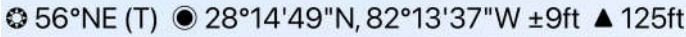

|  |  |
|--|--|
| <b>Photo No.</b><br><u>35</u>  |  |
| <b>Photo Location:</b><br><br>Pond B1<br>(Structure 29)                |  |
| <b>Comments:</b><br><br>Mitered end section appears in good condition. |  |



|  |  |
|--|--|
| <b>Photo No.</b><br><u>36</u>  |  |
| <b>Photo Location:</b><br><br>Pond B2<br>(Structure 63)                |  |
| <b>Comments:</b><br><br>Mitered end section appears in good condition. |  |







|   |   |
|---|---|
| <b>Photo No.</b> <u>39</u>  |   |
| <b>Photo Location:</b><br><br>Pond B3<br>(Structure 59)   |  |
| <b>Comment:</b><br><br>Soil beginning to erode around mitered end section.<br><br>Replace soil around structure and compact as necessary. |    |

|  |  |
|--|--|
| <b>Photo No.</b><br><u>40</u>                        |   |
| <b>Photo Location:</b><br><br>Pond B3                |  |
| <b>Comment:</b><br><br>Current condition of Pond B3. |    |






















|  |  |
|--|--|
| <b>Photo No.</b><br><u>49</u>                        |    |
| <b>Photo Location:</b><br><br>Pond F5                |   |
| <b>Comment:</b><br><br>Current condition of Pond F5. |  <p data-bbox="990 976 1201 1008">13 Mar 2024, 12:58:24</p> |

# Tab 8





**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** May 7, 2024 at 10:00am
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats):** Term 11/20 – 11/24 (Seat 1-Ebony); Term 11/20 – 11/24 (Seat 2-Jaime); Term 11/20-11/24 (Seat 3-Jose)

District  
Manager's  
Report

April 2

# 2024

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| <u>FINANCIAL SUMMARY</u>                       | <u>2/29/2024</u>    |
|--|---------------------|
| General Fund Cash & Investment Balance:        | \$443,037           |
| Reserve Fund Cash & Investment Balance:        | \$62,889            |
| Debt Service Fund & Investment Balance:        | <u>\$614,666</u>    |
| <b>Total Cash and Investment Balances:</b>     | <b>\$1,120,592</b>  |
| <b>General Fund Expense Variance: \$35,473</b> | <b>Under Budget</b> |



Rizzetta & Company

# Hidden Creek North Community Development District

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**Financial Statements  
(Unaudited)**

**February 29, 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 02/29/2024

(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                                 | 443,037        | 62,889        | 0                 | 505,926          | 0                  | 0                |
| Investments                                  | 0              | 0             | 614,666           | 614,666          | 0                  | 0                |
| Accounts Receivable                          | 5,368          | 0             | 4,928             | 10,296           | 0                  | 0                |
| Prepaid Expenses                             | 2,997          | 0             | 0                 | 2,997            | 0                  | 0                |
| Refundable Deposits                          | 481            | 0             | 0                 | 481              | 0                  | 0                |
| Fixed Assets                                 | 0              | 0             | 0                 | 0                | 10,912,279         | 0                |
| Amount Available in Debt Service             | 0              | 0             | 0                 | 0                | 0                  | 619,594          |
| Amount To Be Provided Debt Service           | 0              | 0             | 0                 | 0                | 0                  | 6,425,406        |
| <b>Total Assets</b>                          | <b>451,883</b> | <b>62,889</b> | <b>619,594</b>    | <b>1,134,366</b> | <b>10,912,279</b>  | <b>7,045,000</b> |
| <b>Liabilities</b>                           |                |               |                   |                  |                    |                  |
| Accounts Payable                             | 2,047          | 0             | 0                 | 2,047            | 0                  | 0                |
| Accrued Expenses                             | 2,507          | 0             | 0                 | 2,507            | 0                  | 0                |
| Revenue Bonds Payable-Long Term              | 0              | 0             | 0                 | 0                | 0                  | 5,925,000        |
| <b>Total Liabilities</b>                     | <b>4,554</b>   | <b>0</b>      | <b>0</b>          | <b>4,554</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                   | 229,651        | 62,889        | 142,243           | 434,783          | 0                  | 0                |
| <b>Total Fund Equity &amp; Other Credits</b> | <b>447,329</b> | <b>62,889</b> | <b>619,594</b>    | <b>1,129,812</b> | <b>10,912,279</b>  | <b>1,120,000</b> |
| <b>Total Liabilities &amp; Fund Equity</b>   | <b>451,883</b> | <b>62,889</b> | <b>619,594</b>    | <b>1,134,366</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 02/29/2024

(In Whole Numbers)

|   | Year Ending<br>09/30/2024 | Through<br>02/29/2024 | Year To Date<br>02/29/2024 |                |
|---|---------------------------|-----------------------|----------------------------|----------------|
|   | 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                    | 5,417                 | 4,000                      | 1,416          |
| <b>Total Legislative</b>                      | <b>13,000</b>             | <b>5,417</b>          | <b>4,000</b>               | <b>1,416</b>   |
| <b>Financial &amp; Administrative</b>         |                           |                       |                            |                |
| Accounting Services                           | 19,667                    | 8,194                 | 8,195                      | 0              |
| Administrative Services                       | 4,971                     | 2,072                 | 2,071                      | 0              |
| Arbitrage Rebate Calculation                  | 450                       | 450                   | 450                        | 0              |
| 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                    | 8,083                 | 4,457                      | 3,627          |
| District Management                           | 21,962                    | 9,151                 | 9,151                      | 0              |
| Dues, Licenses & Fees                         | 175                       | 175                   | 175                        | 0              |
| Financial & Revenue Collections               | 3,925                     | 1,635                 | 1,635                      | 0              |
| Legal Advertising                             | 1,500                     | 625                   | 601                        | 24             |
| Miscellaneous Mailings                        | 1,000                     | 417                   | 0                          | 417            |
| 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                     | 2,529                 | 2,537                      | (8)            |
| <b>Total Financial &amp; Administrative</b>   | <b>97,844</b>             | <b>50,937</b>         | <b>43,651</b>              | <b>7,287</b>   |
| <b>Legal Counsel</b>                          |                           |                       |                            |                |
| District Counsel                              | 25,000                    | 10,417                | 8,632                      | 1,785          |
| <b>Total Legal Counsel</b>                    | <b>25,000</b>             | <b>10,417</b>         | <b>8,632</b>               | <b>1,785</b>   |
| <b>Electric Utility Services</b>              |                           |                       |                            |                |
| Utility - Street Lights                       | 14,000                    | 5,833                 | 5,477                      | 356            |
| Utility Services                              | 3,600                     | 1,500                 | 448                        | 1,052          |
| <b>Total Electric Utility Services</b>        | <b>17,600</b>             | <b>7,333</b>          | <b>5,925</b>               | <b>1,408</b>   |
| <b>Water-Sewer Combination Services</b>       |                           |                       |                            |                |
| Utility - Reclaimed                           | 5,500                     | 2,292                 | 137                        | 2,154          |
| <b>Total Water-Sewer Combination Services</b> | <b>5,500</b>              | <b>2,292</b>          | <b>137</b>                 | <b>2,154</b>   |
| <b>Stormwater Control</b>                     |                           |                       |                            |                |

See Notes to Unaudited Financial Statements



**Hidden Creek North Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

|  | Year Ending    | Through        | Year To Date   |                  |
|--|----------------|----------------|----------------|------------------|
|  | 09/30/2024     | 02/29/2024     | 02/29/2024     |                  |
|  | Annual Budget  | YTD Budget     | YTD Actual     | YTD Variance     |
| Aquatic Maintenance                                      | 20,000         | 8,333          | 7,380          | 954              |
| Stormwater Assessments                                   | 500            | 208            | 0              | 208              |
| Stormwater Monitoring & Maintenance                      | 1,600          | 667            | 0              | 667              |
| <b>Total Stormwater Control</b>                          | <b>22,100</b>  | <b>9,208</b>   | <b>7,380</b>   | <b>1,829</b>     |
| <b>Other Physical Environment</b>                        |                |                |                |                  |
| Entry & Walls Maintenance & Repair                       | 1,000          | 417            | 0              | 416              |
| General Liability Insurance                              | 3,842          | 3,842          | 3,458          | 384              |
| Irrigation Maintenance & Repair                          | 20,220         | 8,425          | 0              | 8,425            |
| Landscape Maintenance                                    | 95,800         | 39,917         | 50,360         | (10,444)         |
| Property Insurance                                       | 1,152          | 1,152          | 1,098          | 54               |
| Well Maintenance   | 1,000          | 417            | 0              | 417              |
| <b>Total Other Physical Environment</b>                  | <b>123,014</b> | <b>54,169</b>  | <b>54,916</b>  | <b>(748)</b>     |
| <b>Road &amp; Street Facilities</b>                      |                |                |                |                  |
| Sidewalk Maintenance & Repair                            | 2,000          | 833            | 0              | 834              |
| Street Sign Repair & Replacement                         | 6,000          | 2,500          | 0              | 2,500            |
| <b>Total Road &amp; Street Facilities</b>                | <b>8,000</b>   | <b>3,333</b>   | <b>0</b>       | <b>3,334</b>     |
| <b>Contingency</b>                                       |                |                |                |                  |
| Miscellaneous Contingency                                | 40,820         | 17,008         | 0              | 17,008           |
| <b>Total Contingency</b>                                 | <b>40,820</b>  | <b>17,008</b>  | <b>0</b>       | <b>17,008</b>    |
| <b>Total Expenditures</b>                                | <b>352,878</b> | <b>160,114</b> | <b>124,641</b> | <b>35,473</b>    |
| <b>Total Excess of Revenues Over(Under) Expenditures</b> | <b>0</b>       | <b>192,764</b> | <b>229,594</b> | <b>(36,830)</b>  |
| <b>Total Other Financing Sources(Uses)</b>               |                |                |                |                  |
| <b>Prior Year AP Credit</b>                              |                |                |                |                  |
| 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>192,764</b> | <b>447,329</b> | <b>(254,565)</b> |

See Notes to Unaudited Financial Statements

**Hidden Creek North Community Development District**

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

|   | Year Ending<br>09/30/2024 | Through<br>02/29/2024 | Year To Date<br>02/29/2024 |                        |
|---|---------------------------|-----------------------|----------------------------|------------------------|
|   | 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                    | 26,204                | 0                          | 26,204                 |
| Total Contingency                                 | <u>62,889</u>             | <u>26,204</u>         | <u>0</u>                   | <u>26,204</u>          |
| Total Expenditures                                | <u><u>62,889</u></u>      | <u><u>26,204</u></u>  | <u><u>0</u></u>            | <u><u>26,204</u></u>   |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u>                  | <u>36,685</u>         | <u>62,889</u>              | <u>(26,204)</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>36,685</u></u>  | <u><u>62,889</u></u>       | <u><u>(26,204)</u></u> |



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

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

|  | Year Ending<br>09/30/2024 | Through<br>02/29/2024 | Year To Date<br>02/29/2024 |                  |
|--|---------------------------|-----------------------|----------------------------|------------------|
|  | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance     |
| <b>Revenues</b>  |                           |                       |                            |                  |
| Interest Earnings  |                           |                       |                            |                  |
| Interest Earnings  | 0                         | 0                     | 9,542                      | (9,542)          |
| 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>392,474</u>             | <u>(10,787)</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>142,243</u>             | <u>(142,243)</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>619,594</u>             | <u>(619,594)</u> |

**HIDDEN CREEK NORTH CDD**  
**Investment Summary**  
**February 29, 2024**

| <u>Account</u>                          | <u>Investment</u>                          | <u>Balance as of</u><br><u>February 29, 2024</u> |
|---|--|--|
| Regions Bank 2019A-1 Revenue            | Goldman Sachs Financial Square Funds       | \$ 419,151                                       |
| Regions Bank 2019A-1 Reserve            | Goldman Sachs Financial Square Funds       | 194,975  |
| Regions Bank 2019A-1 Interest           | Goldman Sachs Financial Square Funds       | 280  |
| Regions Bank 2019A-1 Sinking Fund       | Goldman Sachs Financial Square Funds       | 255  |
| Regions Bank 2019A-1 General Redemption | Goldman Sachs Financial Square Funds       | 5  |
|   | <b>Total Debt Service Fund Investments</b> | <b><u>\$ 614,666</u></b>                         |



**Hidden Creek North Community Development District  
Summary A/R Ledger  
From 02/1/2024 to 02/29/2024**

| <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<br>Collector | AR00001527        | 12110       | 10/01/2023         | 5,368.39         |
| <b>Sum for 283, 2340</b> |                  |  |                               |                   |             |                    | <b>5,368.39</b>  |
| <b>283, 2341</b>         | 283-200          | 283 Debt Service<br>Fund S2019A-1 &<br>A-2 | Pasco County Tax<br>Collector | AR00001527        | 12110       | 10/01/2023         | 4,928.32         |
| <b>Sum for 283, 2341</b> |                  |  |                               |                   |             |                    | <b>4,928.32</b>  |
| <b>Sum for 283</b>       |                  |  |                               |                   |             |                    | <b>10,296.71</b> |
| <b>Sum Total</b>         |                  |  |                               |                   |             |                    | <b>10,296.71</b> |

See Notes to Unaudited Financial Statements

**Hidden Creek North Community Development District  
Summary A/P Ledger  
From 02/1/2024 to 02/29/2024**

|                  | <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         | 02/28/2024             | AMTEC                            | 6405-02-24             | Arbitrage Rebate Report Series 2019 A1-A2 02/224 | 450.00             |
|                  | 283 General Fund         | 02/07/2024             | Duke Energy                      | 9101 2446 5365 01/24   | 6203 Hidden Creek Blvd - Sign 01/24              | 30.79              |
|                  | 283 General Fund         | 02/22/2024             | Duke Energy                      | 9100 8611 5243 02/24   | 0 Eiland Blvd - Street-lights 02/24              | 1,093.86           |
|                  | 283 General Fund         | 02/23/2024             | Florida Design Consultants, Inc. | Autopay-46457          | Engineering Services 01/24                       | 250.00             |
|                  | 283 General Fund         | 02/20/2024             | Pasco County Utilities           | 19918642 Autopay       | Hidden Creek Blvd - Acct# 1101125 01/24          | 64.74              |
|                  | 283 General Fund         | 01/22/2024             | Pasco County Utilities           | 19756040 Autopay       | Hidden Creek Blvd - Account #1101125 12/23       | 3.12               |
|                  | 283 General Fund         | 02/25/2024             | Times Publishing Company         | 0000332174             | Account# 181255 Legal Advertising 02/25/24       | 154.50             |
|                  | <b>Sum for 283, 2340</b> |                        |                                  |                        |  | <b>2,047.01</b>    |
|                  | <b>Sum for 283</b>       |                        |                                  |                        |  | <b>2,047.01</b>    |
|                  | <b>Sum Total</b>         |                        |                                  |                        |  | <b>2,047.01</b>    |



**Hidden Creek North Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 29, 2024**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/29/24.
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 FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

## **Tab 9**





# Quarterly Compliance Audit Report

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## Hidden Creek North

**Date:** March 2024 - 1st 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**

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## **Audit results**

|  |   |
|--|---|
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## **Helpful information:**

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# Compliance Audit Overview

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

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

## Compliance Criteria

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



### ADA Website Accessibility

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



## Florida Statute Compliance

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

## Audit Process

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

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

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



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

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

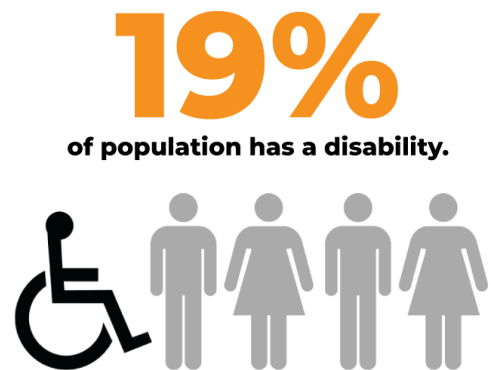
## Compliance Criteria

| 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](http://www.nngroup.com/articles/keyboard-accessibility)

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



## Easy to navigate and find information

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

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



## Properly formatting tables

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

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



## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

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



## **Making videos accessible**

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

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



## **Making forms accessible**

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

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



## **Alternate versions**

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



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

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

### ***Timers***

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

### ***Fly-out menus***

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

### ***No pop-ups***

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



# Web Accessibility Glossary

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

## **Tab 10**

**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, March 5, 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:

|               |                            |
|---------------|----------------------------|
| Edward Schill | <b>Vice Chair</b>          |
| Jaime Schill  | <b>Assistant Secretary</b> |
| Jose Garcia   | <b>Assistant Secretary</b> |

Also present were:

|               |  |
|---------------|--|
| Ebony Bennett | <b>Chairman (Conference Call)</b>                                      |
| Michael Hunt  | <b>Assistant Secretary (Conference Call)</b>                           |
| Daryl Adams   | <b>District Manager, Rizzetta</b>                                      |
| Jason Liggett | <b>Landscape Inspection Specialist, Rizzetta</b>                       |
| Mike Eckert   | <b>District Counsel, Kutak Rock (Conference Call)</b>                  |
| David Fleeman | <b>District Engineer, Florida Design Consultants (Conference Call)</b> |
| Alex Solano   | <b>Aquatic Weed Control</b>  |
| 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**

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

The District Manager went over the process.

**B. Discussion on Parking Enforcement and Towing**



46 Nothing to discuss.

47  
48 **FOURTH ORDER OF BUSINESS**

**Staff Reports**

49  
50 **A. Landscape Inspection Services**

51 **1. Presentation of Field Inspection Report**

52 Mr. Liggett presented the report.

53  
54 **2. Presentation Lawn Medics Landscape Report**

55 Nothing to Report.

56  
57 **3. Consideration of Irrigation Proposal**

On a Motion by Mr. Schill, seconded by Mr. Garcia, with all in favor, the Board of Supervisors approved the Lawn Medics Irrigation Proposal for \$3,800 for the Hidden Creek North Community Development District.

58  
59 **B. Aquatic Maintenance**

60 **1. Presentation of AWC Aquatics Report**

61 Mr. Solano presented the Aquatics Report.

62 Mr. Solano will provide proposals for bug prevention and aquatic  
63 enhancements.

64  
65 **C. District Counsel**

66 District Counsel advised the Board the CDD doesn't have jurisdiction over parking  
67 over the county and CDD roads. The Board cannot delegate authority to the HOA  
68 regarding Parking.

69  
On a Motion by Mr. Schill, seconded by Mr. Garcia, with all in favor, the Board of Supervisors approved for the District Manager to work with the District Counsel to draft a letter that the CDD doesn't reject the HOA deed restriction on CDD property, for the Hidden Creek North Community Development District.

70  
71 **D. District Engineer**

72 The Board requested the District Engineer to complete the inspection of the entire  
73 District and the cost does exceed \$1,500.

74  
75 **E. District Manager Report**

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

77 Mr. Adams presented the DM report and monthly financials.

78  
79 **2. Discussion on Street Signs**

80 The Board requested the 15 min parking signs to be put back up.

81 The Board requested Mr. Adams to provide a proposal for 10 new signs and  
82 installation cost.

83  
84  
85  
86  
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89

**FIFTH ORDER OF BUSINESS** **Business Administration**

**A. Consideration of Minutes of the Board of Supervisors Meeting  
held on February 6, 2024**

On a Motion by Mr. Garcia, seconded by Mr. Schill, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on February 6, 2024, for the Hidden Creek North Community Development District.

90  
91  
92  
93

**B. Consideration of the Operation and Maintenance Expenditures for  
January 2024**

On a Motion by Mr. Schill, seconded by Ms. Schill, with all in favor, the Board of Supervisors approved Operation and Maintenance Expenditures for January 2024 (\$31,307.18), for the Hidden Creek North Community Development District.

94  
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**SIXTH ORDER OF BUSINESS** **SUPERVISOR REQUESTS**

No additional supervisors request.

99  
100

**SEVENTH ORDER OF BUSINESS** **ADJOURNMENT**

101  
102  
103

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 Mr. Schill, seconded by Mr. Garcia, with all in favor, the Board of Supervisors adjourned the meeting at 11:29 a.m. for the Hidden Creek North Community Development District.

104  
105  
106  
107

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

# **Tab 11**





**Hidden Creek North Community Development District**  
**Paid Operation & Maintenance Expenditures**  
February 1, 2024 Through February 29, 2024

| <u>Vendor Name</u>         | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                 | <u>Invoice Amount</u> |
|----------------------------|----------------|-----------------------|--|-----------------------|
| Aquatic Weed Control, Inc. | 100169         | 92786                 | Aquatic Maintenance 02/24                  | \$ 1,476.00           |
| Ardurra Group, Inc.        | 100170         | 145960                | Engineering Services 01/24                 | \$ 510.25             |
| Duke Energy                | 20240216-1     | 9100 8611 5243 01/24  | 0 Eiland Blvd - Streetlights 01/24         | \$ 1,093.86           |
| Duke Energy                | 20240229-1     | 9100 8611 5467 01/24  | Irrigation/Well 01/24                      | \$ 46.69              |
| Duke Energy                | 20240205-2     | 9100 8611 5467 12/23  | Irrigation/Well 12/23                      | \$ 71.87              |
| Duke Energy                | 20240205-1     | 9101 2446 5365 12/23  | 6203 Hidden Creek Blvd - Sign 12/23        | \$ 30.79              |
| Ebony P Bennett            | 100163         | EB020624              | Board of Supervisors Meeting 02/06/24      | \$ 200.00             |
| Edward A Schill            | 100164         | ES020624              | Board of Supervisors Meeting 02/06/24      | \$ 200.00             |
| Jaime Schill               | 100165         | JS020624              | Board of Supervisors Meeting 02/06/24      | \$ 200.00             |
| Jose G Garcia              | 100166         | JG020624              | Board of Supervisors Meeting 02/06/24      | \$ 200.00             |
| Kutak Rock, LLP            | 100171         | 3352482               | Legal Services 01/24                       | \$ 325.50             |
| Michael J Hunt             | 100167         | MH020624              | Board of Supervisors Meeting 02/06/24      | \$ 200.00             |
| Pasco County Utilities     | 20240212-2     | 19756040-1            | Hidden Creek Blvd - Account #1101125 12/23 | \$ 20.28              |
| Rizzetta & Company, Inc.   | 100161         | INV0000087063         | District Management Fees 02/24             | \$ 5,060.42           |

**Hidden Creek North Community Development District**  
Paid Operation & Maintenance Expenditures  
February 1, 2024 Through February 29, 2024

| <u>Vendor Name</u>            | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u>              | <u>Invoice Amount</u>      |
|-------------------------------|----------------|-----------------------|---|----------------------------|
| The Lawn Medic Services, Inc. | 100162         | 35128                 | Monthly Lawn Service 02/24              | \$ 7,960.00                |
| The Lawn Medic Services, Inc. | 100172         | 35279                 | Monthly Lawn Service 03/24              | \$ 7,960.00                |
| Times Publishing Company      | 100168         | 0000326933            | Account #181255 Legal Advertising 01/24 | <u>\$ 154.50</u>           |
| <b>Report Total</b>           |                |                       |   | <b><u>\$ 25,710.16</u></b> |





# Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

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

# Invoice

| Date     | Invoice # |
|----------|-----------|
| 2/1/2024 | 92786     |

| Bill To  |
|--|
| Hidden Creek North CDD<br>c/o Rizzetta & Company<br>3434 Colwell Ave, Suite 200<br>Tampa, FL 33614 |

| Customer P.O. No. | Payment Terms | Due Date |
|-------------------|---------------|----------|
|                   | Net 30        | 3/2/2024 |

| 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**  
02-02-2024



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

February 8, 2024  
 Project No: 2023-0134-00  
 Invoice No: 145960

2023-0134-00

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

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

Professional Services through January 31, 2024

**Professional Personnel**

|                     | Hours | Rate   | Amount        |
|---------------------|-------|--------|---------------|
| Sr. Project Manager | 3.25  | 157.00 | 510.25        |
| Totals              | 3.25  |        | 510.25        |
| <b>Total Labor</b>  |       |        | <b>510.25</b> |

**Billing Limits**

|                | Current | Prior    | To-Date  |
|----------------|---------|----------|----------|
| Total Billings | 510.25  | 3,925.00 | 4,435.25 |
| Limit          |         |          | 4,440.00 |
| Remaining      |         |          | 4.75     |

**Total this Invoice \$510.25**

|                         | Current       | Prior           | Total           | Received        | AR Balance    |
|-------------------------|---------------|-----------------|-----------------|-----------------|---------------|
| <b>Billings to Date</b> | <b>510.25</b> | <b>3,925.00</b> | <b>4,435.25</b> | <b>3,925.00</b> | <b>510.25</b> |

**RECEIVED**  
 02-14-2024

# Billing Backup

Ardurra Group, Inc.

Invoice 145960 Dated 2/8/2024

Thursday, February 8, 2024

6:31:26 PM

## Professional Personnel

|                     |                      |           | <b>Hours</b> | <b>Rate</b>               | <b>Amount</b> |                 |
|---------------------|----------------------|-----------|--------------|---------------------------|---------------|-----------------|
| Sr. Project Manager |                      |           |              |                           |               |                 |
| Sr. Scientist       |                      |           |              |                           |               |                 |
| 1677                | 0-0000-0000 - 4007 - | 1/4/2024  | 2.00         | 157.00                    | 314.00        |                 |
|                     | Sr. Scientist        |           |              |                           |               |                 |
| 1677                | 0-0000-0000 - 4007 - | 1/5/2024  | .75          | 157.00                    | 117.75        |                 |
|                     | Sr. Scientist        |           |              |                           |               |                 |
| 1677                | 0-0000-0000 - 4007 - | 1/9/2024  | .25          | 157.00                    | 39.25         |                 |
|                     | Sr. Scientist        |           |              |                           |               |                 |
| 1677                | 0-0000-0000 - 4007 - | 1/24/2024 | .25          | 157.00                    | 39.25         |                 |
|                     | Sr. Scientist        |           |              |                           |               |                 |
|                     | Totals               |           | 3.25         |                           | 510.25        |                 |
|                     | <b>Total Labor</b>   |           |              |                           |               | <b>510.25</b>   |
|                     |                      |           |              | <b>Total this Phase</b>   |               | <b>\$510.25</b> |
|                     |                      |           |              | <b>Total this Project</b> |               | <b>\$510.25</b> |
|                     |                      |           |              | <b>Total this Report</b>  |               | <b>\$510.25</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)  
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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)

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### 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)

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### General questions or concerns

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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: Feb 21

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

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### When you pay by check

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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.

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### Para nuestros clientes que hablan Español

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## Your usage snapshot - Continued

| <b>Outdoor Lighting</b>               |                 |                  |
|---------------------------------------|-----------------|------------------|
| <b>Billing period Dec 21 - Jan 23</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 - Dec 21 23 to Jan 23 24</b> |                   |
|--|-------------------|
| Customer Charge                                | \$1.70            |
| Energy Charge                                  |                   |
| 1,207.000 kWh @ 4.124c                         | 49.77             |
| Fuel Charge                                    |                   |
| 1,207.000 kWh @ 4.880c                         | 58.90             |
| 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>\$1,090.20</b> |

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

|                           |               |
|---------------------------|---------------|
| Regulatory Assessment Fee | \$0.81        |
| Gross Receipts Tax        | 2.85          |
| <b>Total Taxes</b>        | <b>\$3.66</b> |





duke-energy.com  
877.372.8477

# Your Energy Bill

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

Bill date Feb 6, 2024  
For service Jan 4 - Feb 2  
30 days

Account number **9100 8611 5467**

## Billing summary

|                                |                |
|--------------------------------|----------------|
| Previous Amount Due            | \$71.87        |
| <i>Payment Received Feb 01</i> | -71.87         |
| Current Electric Charges       | 45.49          |
| Taxes                          | 1.20           |
| <b>Total Amount Due Feb 27</b> | <b>\$46.69</b> |

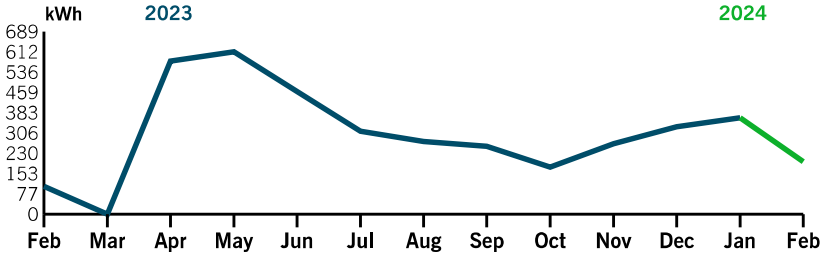


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.5%, Purchased Power 7.8%, Gas 78.8%, Oil 0.1%, Nuclear 0%, Solar 4.8% (For prior 12 months ending December 31, 2023).

## Your usage snapshot

Electric usage history



### Average temperature in degrees

67° 72° 76° 78° 82° 84° 84° 81° 75° 69° 64° 62° 58°

|                  | Current Month | Feb 2023 | 12-Month Usage | Avg Monthly Usage |
|------------------|---------------|----------|----------------|-------------------|
| Electric (kWh)   | 198           | 105      | 3,825          | 319               |
| Avg. Daily (kWh) | 7             | 4        | 10             |                   |

12-month usage based on most recent history

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

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



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

Account number  
**9100 8611 5467**

### Amount of automatic draft

**\$46.69**  
by Feb 27

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

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

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

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

889100861154670006600000000000000000466900000046699



## We're here for you

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### Report an emergency

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

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Charlotte, NC 28201-1094  
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### General questions or concerns

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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)

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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: Mar 4

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.

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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

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### 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

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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

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## Your usage snapshot - Continued

| <b>Current electric usage for meter number 2771108</b> |             |
|--|-------------|
| Actual reading on Feb 2                                | 3825        |
| Previous reading on Jan 4                              | - 3627      |
| <hr/>  |             |
| Energy Used  | 198 kWh     |
| Billed kWh   | 198.000 kWh |

## Billing details - Electric

| <b>Billing Period - Jan 04 24 to Feb 02 24</b> |                |
|--|----------------|
| <b>Meter - 2771108</b>                         |                |
| Customer Charge                                | \$16.02        |
| Energy Charge                                  |                |
| 198,000 kWh @ 9.419c                           | 18.66          |
| Fuel Charge                                    |                |
| 198,000 kWh @ 5.247c                           | 10.39          |
| Asset Securitization Charge                    |                |
| 198,000 kWh @ 0.210c                           | 0.42           |
| <hr/>  |                |
| <b>Total Current Charges</b>                   | <b>\$45.49</b> |

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

|                           |               |
|---------------------------|---------------|
| Regulatory Assessment Fee | \$0.03        |
| Gross Receipts Tax        | 1.17          |
| <hr/>                     |               |
| <b>Total Taxes</b>        | <b>\$1.20</b> |







## We're here for you

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### Report an emergency

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

---

### Convenient ways to pay your bill

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By mail payable to Duke Energy P.O. Box 1094  
Charlotte, NC 28201-1094  
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---

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Home [duke-energy.com/manage-home](http://duke-energy.com/manage-home)  
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### General questions or concerns

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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: Feb 2

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

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### When you pay by check

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### Special Needs Customers

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### Para nuestros clientes que hablan Español

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## Your usage snapshot - Continued

| <b>Current electric usage for meter number 2771108</b> |             |
|--|-------------|
| Actual reading on Jan 3                                | 3627        |
| Previous reading on Dec 3                              | - 3264      |
| <hr/>  |             |
| Energy Used  | 363 kWh     |
| Billed kWh   | 363.000 kWh |

## Billing details - Electric

| <b>Billing Period - Dec 03 23 to Jan 03 24</b> |                |
|--|----------------|
| <b>Meter - 2771108</b>                         |                |
| Customer Charge                                | \$16.02        |
| Energy Charge                                  |                |
| 363.000 kWh @ 9.419c                           | 34.19          |
| Fuel Charge                                    |                |
| 363.000 kWh @ 5.247c                           | 19.05          |
| Asset Securitization Charge                    |                |
| 363.000 kWh @ 0.210c                           | 0.76           |
| <hr/>  |                |
| <b>Total Current Charges</b>                   | <b>\$70.02</b> |

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

## Billing details - Taxes

|                           |               |
|---------------------------|---------------|
| Regulatory Assessment Fee | \$0.05        |
| Gross Receipts Tax        | 1.80          |
| <hr/>                     |               |
| <b>Total Taxes</b>        | <b>\$1.85</b> |





duke-energy.com  
877.372.8477

# Your Energy Bill

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

Bill date Jan 11, 2024  
For service Dec 5 - Jan 4  
31 days

Account number **9101 2446 5365**

## Billing summary

|                                |                |
|--------------------------------|----------------|
| Previous Amount Due            | \$30.79        |
| <i>Payment Received Dec 27</i> | -30.79         |
| Current Electric Charges       | 30.00          |
| Taxes                          | 0.79           |
| <b>Total Amount Due Feb 01</b> | <b>\$30.79</b> |

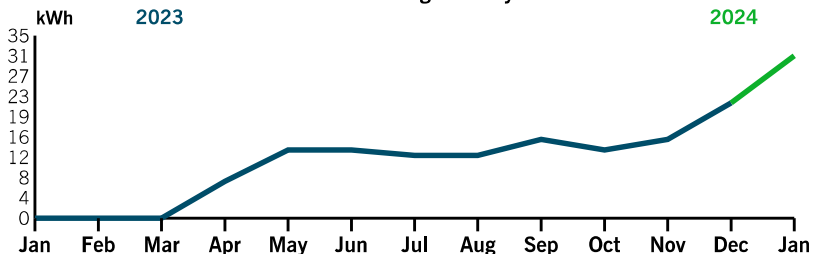


Thank you for your payment.



## Your usage snapshot

Electric usage history



### Average temperature in degrees

63° 67° 72° 76° 78° 82° 84° 84° 81° 75° 69° 64° 58°

|                  | Current Month | Jan 2023 | 12-Month Usage | Avg Monthly Usage |
|------------------|---------------|----------|----------------|-------------------|
| Electric (kWh)   | 31            | 0        | 153            | 13                |
| Avg. Daily (kWh) | 1             | 0        | 0              |                   |

12-month usage based on most recent history

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



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

Account number  
**9101 2446 5365**

### Amount of automatic draft

**\$30.79**  
by Feb 1

*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

8891012446536500066000000000000000000000307900000030795



## We're here for you

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---

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For hearing impaired TDD/TTY 711  
International 1.407.629.1010

---

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---

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---

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P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

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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.

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## Your usage snapshot - Continued

| Current electric usage for meter number 8339317 |            |
|---|------------|
| Actual reading on Jan 4                         | 153        |
| Previous reading on Dec 5                       | - 122      |
| <hr/>   |            |
| Energy Used                                     | 31 kWh     |
| Billed kWh                                      | 31.000 kWh |

## Billing details - Electric

| Billing Period - Dec 05 23 to Jan 04 24 |                |
|---|----------------|
| <b>Meter - 8339317</b>                  |                |
| Customer Charge                         | \$16.02        |
| Energy Charge                           |                |
| 31.000 kWh @ 9.419c                     | 2.91           |
| Fuel Charge                             |                |
| 31.000 kWh @ 5.247c                     | 1.63           |
| Asset Securitization Charge             |                |
| 31.000 kWh @ 0.210c                     | 0.07           |
| Minimum Bill Adjustment                 | 9.37           |
| <hr/>                                   |                |
| <b>Total Current Charges</b>            | <b>\$30.00</b> |

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

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

## Billing details - Taxes

|                           |               |
|---------------------------|---------------|
| Regulatory Assessment Fee | \$0.02        |
| Gross Receipts Tax        | 0.77          |
| <hr/>                     |               |
| <b>Total Taxes</b>        | <b>\$0.79</b> |



**Hidden Creek North CDD**  
 Meeting Date: February 6, 2024

**SUPERVISOR PAY REQUEST**

| Name of Board Supervisor | Check if present | Check if paid |
|--------------------------|------------------|---------------|
| Ebony Bennett            | Yes              |               |
| Jose Garcia              | Yes              |               |
| Michael Hunt             | Yes              |               |
| Edward Schill            | Yes              |               |
| Jamie Schill             | Yes              |               |

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked present.*

**RECEIVED**  
02-06-2024

**EXTENDED MEETING TIMECARD**

|                     |         |
|---------------------|---------|
| Meeting Start Time: | 10:02am |
| Meeting End Time:   | 11:09am |
| Total Meeting Time: | 1.07    |

Time Over \_\_\_\_\_ ( 3 ) Hours:

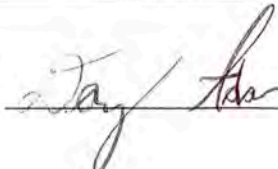
Total at \$175 per Hour: \$0.00

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

|                                  |        |
|----------------------------------|--------|
| Meeting Date:                    |        |
| Additional or Continued Meeting? |        |
| Total Meeting Time:              |        |
| Total at \$175 per Hour:         | \$0.00 |

|                             |         |
|-----------------------------|---------|
| Business Mileage Round Trip |         |
| IRS Rate per Mile           | \$0.655 |
| Mileage to Charge           | \$0.00  |

DM Signature: \_\_\_\_\_



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 12, 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. 3352482

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. 3352482  
9623-1

Re: General Counsel

For Professional Legal Services Rendered

|             |           |      |        |  |
|-------------|-----------|------|--------|--|
| 01/05/24    | K. Haber  | 0.10 | 25.50  | Review auditors report for repeat findings and recommendations |
| 01/22/24    | M. Eckert | 0.10 | 37.50  | Review draft agenda; prepare for board meeting                 |
| 01/30/24    | M. Eckert | 0.10 | 37.50  | Review agenda; prepare for board meeting                       |
| 01/31/24    | M. Eckert | 0.60 | 225.00 | Prepare for board meeting                                      |
| TOTAL HOURS |           | 0.90 |        |  |

TOTAL FOR SERVICES RENDERED \$325.50

TOTAL CURRENT AMOUNT DUE \$325.50

**RECEIVED**  
02-13-2024



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: 19756040

Billing Date: 1/22/2024

Billing Period: 12/7/2023 to 1/8/2024

| Account #  | Customer # |
|--|------------|
| 1101125  | 01428501   |
| Please use the 15-digit number below<br>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<br>in thousands |
|---------|-----------|-----------|------|----------|------|-----------|-----------------------------|
|         |           | Date      | Read | Date     | Read |           |                             |
| Reclaim | 190292554 | 12/7/2023 | 4023 | 1/8/2024 | 4049 | 32        | 26                          |

Usage History

| Month          | Usage |
|----------------|-------|
| January 2024   | 26    |
| 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    |

Transactions

|                                   |                           |
|-----------------------------------|---------------------------|
| Previous Bill                     | 17.16                     |
| Payment 01/05/24                  | -17.16 CR                 |
| <b>Balance Forward</b>            | 0.00                      |
| Current Transactions              |                           |
| Reclaimed                         |                           |
| Reclaimed                         | 26 Thousand Gals X \$0.78 |
| <b>Total Current Transactions</b> | 20.28                     |

**TOTAL BALANCE DUE \$20.28**



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 20.28

|                          |                 |
|--------------------------|-----------------|
| <b>Total Balance Due</b> | <b>\$20.28</b>  |
| <b>Due Date</b>          | <b>2/8/2024</b> |

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

**The Total Due will be electronically transferred on 02/08/2024.**

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



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

**Invoice**

| Date     | Invoice #     |
|----------|---------------|
| 2/1/2024 | INV0000087063 |

**Bill To:**

|  |
|--|
| Hidden Creek North CDD<br>3434 Colwell Avenue<br>Suite 200<br>Tampa FL 33614 |
|--|

| Services for the month of | Terms        | Client Number |
|---------------------------|--------------|---------------|
| February                  | 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 #** 35128

**DATE** 01/29/2024

**DUE DATE** 02/13/2024

**TERMS** Net 15

---

| ACTIVITY                         | QTY | RATE     | AMOUNT   |
|----------------------------------|-----|----------|----------|
| Monthly Lawn Service<br>FEBRUARY | 1   | 7,960.00 | 7,960.00 |

---

BALANCE DUE

**\$7,960.00**

**RECEIVED**  
01-29-2024

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 #** 35279

**DATE** 02/26/2024

**DUE DATE** 03/12/2024

**TERMS** Net 15

---

| ACTIVITY                      | QTY | RATE     | AMOUNT   |
|-------------------------------|-----|----------|----------|
| Monthly Lawn Service<br>MARCH | 1   | 7,960.00 | 7,960.00 |

---

BALANCE DUE

**\$7,960.00**

**RECEIVED**  
02-26-2024

# Tampa Bay Times

tampabay.com

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

## ADVERTISING INVOICE

|                              |                  |                         |  |
|------------------------------|------------------|-------------------------|--|
| <b>Advertising Run Dates</b> |                  | <b>Advertiser Name</b>  |  |
| 01/28/24                     |                  | HIDDEN CREEK NORTH CDD  |  |
| <b>Billing Date</b>          | <b>Sales Rep</b> | <b>Customer Account</b> |  |
| 01/28/2024                   | Deirdre Bonett   | 181255                  |  |
| <b>Total Amount Due</b>      |                  | <b>Ad Number</b>        |  |
| \$154.50                     |                  | 0000326933              |  |

### PAYMENT DUE UPON RECEIPT

FEB - 5 2024

| Start    | Stop     | Ad Number  | Product      | Placement  | Description<br>PO Number             | Ins. | Size   | Net Amount       |
|----------|----------|------------|--------------|------------|--------------------------------------|------|--------|------------------|
| 01/28/24 | 01/28/24 | 0000326933 | Times        | Legals CLS | Regular Meeting                      | 1    | 2x44 L | \$150.50         |
| 01/28/24 | 01/28/24 | 0000326933 | Tampabay.com | Legals CLS | Regular Meeting<br>AffidavitMaterial | 1    | 2x44 L | \$0.00<br>\$4.00 |

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

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

|                              |                  |                         |  |
|------------------------------|------------------|-------------------------|--|
| <b>Advertising Run Dates</b> |                  | <b>Advertiser Name</b>  |  |
| 01/28/24                     |                  | HIDDEN CREEK NORTH CDD  |  |
| <b>Billing Date</b>          | <b>Sales Rep</b> | <b>Customer Account</b> |  |
| 01/28/2024                   | Deirdre Bonett   | 181255                  |  |
| <b>Total Amount Due</b>      |                  | <b>Ad Number</b>        |  |
| \$154.50                     |                  | 0000326933              |  |

#### ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396



**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Pasco

FEB 28 2024 SS

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Regular Meeting** was published in said newspaper by print in the issues of **1/28/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **01/28/2024**

Signature of Notary Public

Personally known           X           or produced identification

Type of identification produced \_\_\_\_\_

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

The Board of Supervisors of the Hidden Creek North Community Development District will hold their regular monthly meeting on February 06, 2024, at 10:00 a.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Daryl Adams  
District Manager

Run Date: 01/28/2024

0000326933



**Tampa Bay Times**  
**Published Daily**

FEB 28 2024

STATE OF FLORIDA  
COUNTY OF Pasco

} SS

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

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Daryl Adams  
District Manager

Run Date: 01/28/2024

0000326933

Signature Affiant

Sworn to and subscribed before me this 01/28/2024

Signature of Notary Public

Personally known     X     or produced identification

Type of identification produced \_\_\_\_\_

