

**Northwood Community
Development District**

April, 21, 2025

AGENDA PACKAGE

Teams Information

Call In Number: 265 409 474 595

Meeting ID: 7ud5vr

[Join the meeting now](#)

Meetings fall on the 3rd Monday of each month with the exception of:
January 27, 2025 and
February 24, 2025

Agenda requests and invoices are due as follows:

Request due date	Meeting date
October 10, 2024	October 21, 2024
November 7, 2024	November 18, 2024
December 5, 2024	December 16, 2024
January 16, 2025	January 27, 2025
February 13, 2025	February 24, 2025
March 6, 2025	March 17, 2025
April 10, 2025	April 21, 2025
May 8, 2025	May 19, 2025
June 5, 2025	June 16, 2025
July 10, 2025	July 21, 2025
August 7, 2025	August 18, 2025
September 4, 2025	September 15, 2025

**Northwood Community Development District
Board of Supervisors**

Barbara Cruz, Chairperson
 Gersson Perez, Vice Chairperson
 Brian Quigley, Assistant Secretary
 Brian Munari, Assistant Secretary
 Mimieaux Kilpatrick, Assistant Secretary

Christina Newsome, District Manager
 Vivek Babbar, District Counsel
 Tonja Stewart, District Engineer
 Tyson Waag, District Engineer
 Jen Lavelle, On-Site Manager
 Lani Randle, On-Site Assistant

Regular Meeting Agenda

Monday, April 21, 2025 – 6:30 p.m.

Teams Meeting Information

Meeting ID:265 409 474 595 Passcode: 7ud5vr

[Join the meeting now](#)

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

- 1. Call to Order/Roll Call**
- 2. Public Comment**
- 3. Review of FY 2025 Budget to Date**
- 4. Staff Reports**
 - A. District Counsel
 - B. District Manager
 - i. Onsite Manager’s Report
 - ii. OLM Report
 - iii. Aquatic Weed Control Service Report (*Mar*)
 - C. District Engineer
- 5. Old Business Items**
 - A. Infrastructure Update
 - i. Discussion of Funding for Entryway Enhancement Project
 - B. Update of Letter to Resident Regarding Removal of Items from CDD Property
 - C. Tree Trimming Update
- 6. New Business Items**
 - A. Discussion on Proposed Fiscal Year 2026 Budget (*To be Sent Under Separate Cover*)
 - B. General Matters of the District
- 7. Consent Agenda**
 - A. Approval of the Minutes of February 24, 2025 Regular Meeting
 - B. Review of the Financials, O&Ms, and Check Register as of February 28, 2025 and March 31, 2025 (*O&M's To be Sent Under Separate Cover*)
- 8. Board of Supervisors’ Requests and Comments**
- 9. Audience Comments**
- 10. Adjournment**

The next CDD Meeting is scheduled for Monday, May 19, 2025, at 6:30 p.m.

District Office:

Inframark, Community Management Services
 11555 Heron Bay, Suite 201
 Coral Springs, Florida 33076
 954-603-0033

Meeting Location:

Northwood Clubhouse
 27248 Big Sur Drive
 Wesley Chapel, Florida 33544

Third Order of Business

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - General Fund
For the Period Ending March 31, 2025

Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL				
														Actual Thru 3/31/2025	Projected Next 6 Mths	FY2025 Total	Adopted Budget	% of Budget
Revenues																		
361001	Interest - Investments	\$ 1,670	\$ 1,374	\$ 1,203	\$ 1,146	\$ 1,038	\$ 1,153	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 7,583	\$ 7,501	\$ 15,084	\$ 15,000	101%
347010	Room Rentals	-	-	-	-	-	-	1,667	1,667	1,667	1,667	1,667	1,667	-	10,002	10,002	20,000	50%
361006	Interest - Tax Collector	-	-	-	678	-	-	-	-	-	-	-	-	678	-	678	-	0%
362005	Rental Income	-	-	-	-	200	-	-	-	-	-	-	-	200	-	200	-	0%
363010	Special Assmnts- Tax Collector	3,519	92,388	581,196	16,739	12,627	12,716	-	-	-	-	-	-	719,185	-	719,185	749,913	96%
369900	Other Miscellaneous Revenues	(28)	4,196	3,106	3,374	3,385	4,030	-	-	-	-	-	-	18,062	1	18,063	-	0%
Total Revenues		5,161	97,958	585,505	21,937	17,250	17,899	2,917	2,917	2,917	2,917	2,917	2,917	745,708	17,504	763,212	784,913	97%
Expenditures																		
Administrative																		
511100	Supervisor Fees	800	200	1,800	400	1,600	-	1,000	1,000	1,000	1,000	1,000	1,000	4,800	6,000	10,800	12,000	90%
531146	District Counsel	-	88	-	419	92	-	417	417	417	417	417	417	598	2,503	3,101	5,000	62%
531147	District Engineer	4,406	-	-	-	-	-	417	417	417	417	417	417	4,406	2,502	6,908	5,000	138%
531150	District Manager	6,217	12,710	5,417	5,417	78	5,417	5,417	5,417	5,417	5,417	5,417	5,417	35,255	32,503	67,758	65,000	104%
532002	Auditing Services	-	-	-	-	-	-	500	500	500	500	500	500	-	3,000	3,000	6,000	50%
534215	Onsite Staff	6,025	9,568	22,154	6,600	6,348	6,343	6,667	6,667	6,667	6,667	6,667	6,667	57,038	40,002	97,040	80,000	121%
545002	Insurance - General Liability	3,993	-	-	-	-	-	333	333	333	333	333	333	3,993	1,998	5,991	4,000	150%
545008	Public Officials Insurance	4,998	-	-	-	-	-	417	417	417	417	417	417	4,998	2,502	7,500	5,000	150%
545009	Insurance -Property & Casualty	15,998	-	-	-	-	-	1,333	1,333	1,333	1,333	1,333	1,333	15,998	7,998	23,996	16,000	150%
545013	Insurance - Crime	-	-	-	-	-	-	25	25	25	25	25	25	-	150	150	300	50%
548002	Legal Advertising	-	-	-	-	-	-	167	167	167	167	167	167	-	1,002	1,002	2,000	50%
549142	Bank Fees	-	-	-	-	-	-	8	8	8	8	8	8	-	48	48	100	48%
554020	Dues, Licenses, Subscriptions	633	1,084	(507)	184	576	372	250	250	250	250	250	250	2,342	1,500	3,842	3,000	128%
Total Administrative		43,070	23,650	28,864	13,020	8,694	12,132	16,951	16,951	16,951	16,951	16,951	16,951	129,428	101,708	231,136	203,400	114%
Electric Utility Services																		
543041	Utility - Electric	-	-	-	54	(54)	-	-	-	-	-	-	-	-	-	-	-	0%
Total Electric Utility Services		-	-	-	54	(54)	-	-	-	-	-	-	-	-	-	-	-	0%
Utility Services																		
541009	Telephone/Fax/Internet Services	696	648	1,290	889	528	940	975	975	975	975	975	975	4,990	5,851	10,841	11,700	93%
543018	Utility - Water	235	990	579	615	12	1,871	558	558	558	558	558	558	4,301	3,349	7,650	6,700	114%
543041	Utility - Electric	9,658	18,559	151	18,683	272	9,041	9,000	9,000	9,000	9,000	9,000	9,000	56,365	53,999	110,364	108,000	102%
546913	Garbage Collection	12,898	26,136	(108)	25,784	217	12,926	12,917	12,917	12,917	12,917	12,917	12,917	77,852	77,503	155,355	155,000	100%
Total Utility Services		23,487	46,333	1,912	45,971	1,029	24,778	23,450	23,450	23,450	23,450	23,450	23,450	143,508	140,702	284,210	281,400	101%
Garbage/Solid Waste Services																		
546913	Garbage Collection	-	-	12,924	(12,760)	(164)	-	-	-	-	-	-	-	-	-	-	-	0%
Total Garbage/Solid Waste Services		-	-	12,924	(12,760)	(164)	-	-	-	-	-	-	-	-	-	-	-	0%
Water-Sewer Comb Services																		
543018	Utility - Water	-	476	(476)	563	(563)	-	-	-	-	-	-	-	-	-	-	-	0%
Total Water-Sewer Comb Services		-	476	(476)	563	(563)	-	-	-	-	-	-	-	-	-	-	-	0%
Other Physical Environment																		
534062	Contracts-Landscape Consultant	390	390	-	390	390	390	390	390	390	390	390	390	1,950	2,340	4,290	4,680	92%

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - General Fund
For the Period Ending March 31, 2025

Acct No.	Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL				
		Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Actual Thru 3/31/2025	Projected Next 6 Mths	FY2025 Total	Adopted Budget	% of Budget
534171	Contracts - Landscape	-	6,166	6,556	3,270	18,010	6,166	6,000	6,000	6,000	6,000	6,000	6,000	40,168	36,000	76,168	72,000	106%
546036	R&M-Other Landscape	15,080	2,000	10,724	1,120	(11,844)	-	1,667	1,667	1,667	1,667	1,667	1,667	17,080	10,002	27,082	20,000	135%
546042	R&M-Lake	1,684	1,684	1,684	1,967	2,158	1,684	1,584	1,584	1,584	1,584	1,584	1,584	10,861	9,504	20,365	19,008	107%
546074	R&M-Pools	-	-	950	(950)	-	-	-	-	-	-	-	-	-	-	-	-	0%
546246	Landscape - Mulch	-	-	-	-	-	-	1,250	1,250	1,250	1,250	1,250	1,250	-	7,500	7,500	15,000	50%
546920	Maintenance & Repairs	-	250	70	140	-	-	167	167	167	167	167	167	460	1,002	1,462	2,000	73%
546930	Irrigation Maintenance	90	-	666	-	-	-	250	250	250	250	250	250	755	1,501	2,256	3,000	75%
568186	Reserve - Undesignated	-	-	-	-	-	-	7,027	7,027	7,027	7,027	7,027	7,027	-	42,162	42,162	84,325	50%
Total Other Physical Environment		17,244	10,490	20,650	5,937	8,714	8,240	18,335	18,335	18,335	18,335	18,335	18,335	71,274	110,011	181,285	220,013	82%
<u>Parks and Recreation</u>																		
531116	Security Patrol Services	3,480	-	1,856	928	-	3,150	1,250	1,250	1,250	1,250	1,250	1,250	9,414	7,500	16,914	15,000	113%
531170	Pest Control	-	-	-	-	-	-	92	92	92	92	92	92	-	552	552	1,100	50%
534215	Onsite Staff	-	15,593	(15,593)	6,600	(6,600)	-	-	-	-	-	-	-	-	-	-	-	0%
53800	Janitorial Services	-	-	-	-	-	-	417	417	417	417	417	417	-	2,502	2,502	5,000	50%
541009	Telephone/Fax/Internet Services	-	879	(363)	(516)	-	-	-	-	-	-	-	-	-	-	-	-	0%
546015	R&M-Clubhouse	-	-	358	112	67	186	417	417	417	417	417	417	723	2,502	3,225	5,000	65%
546074	R&M-Pools	1,125	810	-	950	1,100	-	1,250	1,250	1,250	1,250	1,250	1,250	3,985	7,500	11,485	15,000	77%
546237	Pool Furniture repair & replacement	-	-	-	-	-	-	333	333	333	333	333	333	-	1,998	1,998	4,000	50%
546300	Landscape Maintenance	-	-	2,850	(2,850)	-	-	-	-	-	-	-	-	-	-	-	-	0%
546414	Recreation / Park Facility Maintenance	-	-	-	-	-	-	167	167	167	167	167	167	-	1,002	1,002	2,000	50%
546479	Security System Monitoring & Maint.	403	1,582	(784)	2,091	1,971	288	667	667	667	667	667	667	5,551	4,002	9,553	8,000	119%
546495	Pavement/Signage/Wall Repairs	-	-	-	-	-	-	417	417	417	417	417	417	-	2,502	2,502	5,000	50%
549027	Holiday Decoration	-	5,500	5,500	-	-	-	833	833	833	833	833	833	11,000	4,998	15,998	10,000	160%
549052	Special Events	275	-	2,430	600	450	-	333	333	333	333	333	333	3,755	1,998	5,753	4,000	144%
549411	Community Enhancement Projects	-	-	-	-	-	-	250	250	250	250	250	250	-	1,500	1,500	3,000	50%
552003	Op Supplies - Clubhouse	-	-	697	184	392	(576)	250	250	250	250	250	250	697	1,500	2,197	3,000	73%
Total Parks and Recreation		5,283	24,364	(3,049)	8,099	(2,620)	3,048	6,676	6,676	6,676	6,676	6,676	6,676	35,125	40,056	75,181	80,100	94%
Total Expenditures		89,084	105,313	60,825	60,884	15,036	48,198	65,412	65,412	65,412	65,412	65,412	65,412	379,335	392,477	771,812	784,913	98%
Excess (deficiency) of revenues Over (under) expenditures		\$ (83,923)	\$ (7,355)	\$ 524,680	\$ (38,947)	\$ 2,214	\$ (30,299)	\$ (62,495)	\$ (62,495)	\$ (62,495)	\$ (62,495)	\$ (62,495)	\$ (62,495)	366,373	(374,973)	(8,600)	-	0%
391000	Fund Balance, Beginning (Oct 1, 2024)													749,308	-	749,308	749,308	
Fund Balance, Ending														\$ 1,115,681	\$ (374,973)	\$ 740,708	\$ 749,308	

Fourth Order of Business

4Bi.

Northwood CDD

Manager Report

- You can access the live event calendar at any time to stay updated on the latest meetings, events, rentals, or any changes by visiting <https://northwoodofpasco.com/calendar.html>.

Upcoming Classes:

Core Martial Arts Classes (kids, teens, & adults)
Mondays & Thursdays 5PM - 8 PM

Next Cookie Decorating Classes:
Sunday, March 30th 1PM - 3PM

Drama Kids FL:
Wednesdays 5:30PM-8:00PM

Social Skills Through Improv:
Fridays 11am-4pm & 4:30pm-5:30pm

Please see:

- February Calendar, February Sales & February Rentals
- Tentative March Calendar
- LMP Aeration Proposal (OLM recommendation for grass in court area)
- FHP February Activity Reports
- Incident Reports

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	31	1
	5pm - Martial Arts 5pm - Tennis Lessons	5pm - Tennis Lessons 6:30pm - HOA Monthly	Recycle Day @ 5:30pm - Drama Kids	5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	11am - Into the Light 4:30pm - Social Skills 6pm - Cookie Decorating	Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS
2	3	4	5	6	7	8
	5pm - Martial Arts 5pm - Tennis Lessons	5pm - Tennis Lessons 6:30pm - CDD Monthly	Recycle Day @ 8am - OLM Inspection 5:30pm - Drama Kids	5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	(INTO THE LIGHT) 2pm - Social Skills 4:30pm - Social Skills 6pm - Cookie Decorating	Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS
9	10	11	12	13	14	15
	5pm - Martial Arts 5pm - Tennis Lessons	12:30pm - Landscape 12:30pm - Landscape ? 5pm - Tennis Lessons	Recycle Day @ 1pm - SENIOR SOCIAL 5:30pm - Drama Kids	5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	(INTO THE LIGHT) Valentine's Day 3pm - Social Skills	Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS
16	17	18	19	20	21	22
Clubhouse Reserved:	Presidents' Day 5pm - Martial Arts 5pm - Tennis Lessons	5pm - Tennis Lessons 6:30pm - HOA - DRB	Recycle Day @ 5:30pm - Drama Kids	5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	INTO THE LIGHT (11am-)	Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS
23	24	25	26	27	28	1
Clubhouse Reserved:	5pm - Martial Arts 5pm - Tennis Lessons 6:30pm - CDD Monthly	5pm - Tennis Lessons 6:30pm - HOA Monthly	Recycle Day @ 5:30pm - Drama Kids	5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons		Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS

JEN LAVELLE, ONSITE MANAGER
 NORTHWOOD CDD
 27248 BIG SUR DRIVE
 WESLEY CHAPEL, FL 33544

February 2025

RENTALS

NAME	PHONE	RESIDENT	RENTAL DATE	TIME	PAID
Seble	██████████	YES	02/01	12PM-6PM	YES
Sarah	██████████	YES	02/08	4PM-10PM	YES
Rachel	██████████	YES	02/15	4PM-10PM	YES
Luis	██████████	YES	02/16	5PM-11PM	YES
Mimie	██████████	NO	02/22	11AM-5PM	YES
Shana	██████████	NO	02/23	11AM-5PM	YES

Date	Time	Description	Amount
Feb 25, 2025	9:15 am	Refund of Non-Resident Security Deposit (2/23 Rental)	(\$500)
Feb 24, 2025	9:00 am	Invoice #000066: Monthly subscription (Drama Kids FL)	\$150
Feb 22, 2025	9:54 pm	Refund of Non-Resident Security Deposit (2/22 Rental)	(\$500)
Feb 21, 2025	1:36 pm	Clubhouse Reserved: April 6, 2025	\$500
Feb 19, 2025	5:20 pm	Clubhouse Reserved: May 3, 2025	\$500
Feb 18, 2025	5:08 pm	Refund of Security Deposit (Clubhouse) (3/9 Rental- Canceled Event)	(\$200)
	3:19 pm	Refund of Security Deposit (Clubhouse) (4/12 Rental- Canceled Event)	(\$200)
Feb 17, 2025	9:47 pm	Refund of Security Deposit (Clubhouse) (2/15 Rental)	(\$200)
Feb 14, 2025	3:57 pm	Invoice #000065: Tennis Court Rental Subscription	\$200
Feb 12, 2025	7:45 am	Clubhouse Reserved: March 1, 2025	\$600
Feb 11, 2025	9:36 am	Clubhouse Reserved: March 2, 2025	\$300
Feb 10, 2025	1:15 pm	Clubhouse Reserved: August 9, 2025	\$500
	11:45 am	Clubhouse Reserved: February 15, 2025	\$300
Feb 8, 2025	9:02 am	Invoice #000041-R-0011: Monthly subscription (Martial Arts)	\$400

Jen Lavelle, Onsite Manager

	1:52 am	Clubhouse Reserved: February 22, 2025	\$600
Feb 7, 2025	4:34 pm	Into the Light Program	\$150
	2:48 pm	Amenity Card	\$10
Feb 5, 2025	1:21 pm	Amenity Card	\$10
	10:35 am	Clubhouse Reserved: May 4, 2025	\$200
Feb 4, 2025	7:46 am	Clubhouse Reserved: February 16, 2025	\$300
Feb 3, 2025	9:21 pm	Refund of Security Deposit (Clubhouse) (2/1 Rental)	(\$200)
Feb 2, 2025	8:36 pm	Amenity Card	\$10

Sun	Mon	Tue	Wed	Thu	Fri	Sat
23 Clubhouse Reserved:	24 5pm - Martial Arts 5pm - Tennis Lessons 6:30pm - CDD Monthly	25 5pm - Tennis Lessons 6:30pm - HOA Monthly	26 Recycle Day @ 5:30pm - Drama Kids	27 5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	28	1 Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS
2 Clubhouse Reserved: Ma	3 5pm - Martial Arts 5pm - Tennis Lessons	4 5pm - Tennis Lessons	5 Recycle Day @ 8am - OLM Inspection 5:30pm - Drama Kids	6 5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	7 INTO THE LIGHT (11am-	8 Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS
9 Daylight Saving Time	10 5pm - Martial Arts 5pm - Tennis Lessons	11 12:30pm - Landscape 12:30pm - Landscape ? 5pm - Tennis Lessons	12 Recycle Day @ 1pm - Infrastructure 5:30pm - Drama Kids	13 5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	14 INTO THE LIGHT (11am- 6pm - BOXER MOM	15 Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS
16 Clubhouse Reserved:	17 St. Patrick's Day 5pm - Martial Arts 5pm - Tennis Lessons 6:30pm - CDD Monthly	18 5pm - Tennis Lessons 6:30pm - HOA - DRB	19 Recycle Day @ 5:30pm - Drama Kids	20 5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	21 INTO THE LIGHT (11am-	22 Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS 3pm - Kathleen Rental
23 Clubhouse Reserved:	24 5pm - Martial Arts 5pm - Tennis Lessons	25 5pm - Tennis Lessons 6:30pm - HOA Monthly	26 Recycle Day @ 5:30pm - Drama Kids	27 5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	28 INTO THE LIGHT (11am-	29 Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS
30 1pm - Boxer Mom Bakes	31 5pm - Martial Arts 5pm - Tennis Lessons	1 5pm - Tennis Lessons	2 Recycle Day @ 8am - OLM Inspection 5:30pm - Drama Kids	3 5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	4 INTO THE LIGHT (11am-	5 Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS



Proposal

Proposal No.: 328422

Proposed Date:

PROPERTY:	FOR:
Northwood CDD Jen Lavelle 27299 Big Sur Road Wesley Chapel, FL 33544	Northwoods clubhouse Aeration

This proposal is for the service of complete turf aeration to clubhouse area turf.

Any debris will be removed during next mowing cycle.

ITEM	QTY	UOM	TOTAL
Clubhouse turf aeration			
MC: Aeration			\$150.00
Total:			\$150.00

Northwood CDD

LAST NAME:	TROFFO	DATE OF DUTY:	02/04/25
FIRST, MI:	FRANK	START TIME:	4:00PM
ADDRESS:	9911 SPICE BUSH CT	END TIME:	8:00PM
CITY, ZIP:	TAMPA, FL	TOTAL HOURS:	4

Your mission is to actively patrol the Northwood neighborhood, to reduce crime, and mischief, to stop speeding, running of stop signs, illegal parking and any other misdemeanor/felony items you may witness. We would like enforcement of the speed limits in our community. Thank you for your help. Your check will be mailed within two weeks of receipt of this worksheet.

Traffic Enforcement Statistics:		
	Citations Issued	Warnings Issued
Speeding:	1	1
Residents		
Non-Residents		1
	Citations Issued	Warnings Issued
Stop Sign Violations:	1	
Residents	1	
Non-Residents		
	Citations Issued	Warnings Issued
Other Violations:		
Illegal Parking:		
Criminal Activity:		N/A
D.U.I.:		N/A

Other: (please explain break down of activity)

PATROLLED THE ENTIRE COMMUNITY.

Trooper's Signature: _____

Northwood CDD

LAST NAME:	TROFFO	DATE OF DUTY:	02/11/25
FIRST, MI:	FRANK	START TIME:	4:00PM
ADDRESS:	9911 SPICE BUSH CT	END TIME:	8:00PM
CITY, ZIP:	TAMPA, FL	TOTAL HOURS:	4

Your mission is to actively patrol the Northwood neighborhood, to reduce crime, and mischief, to stop speeding, running of stop signs, illegal parking and any other misdemeanor/felony items you may witness. We would like enforcement of the speed limits in our community. Thank you for your help. Your check will be mailed within two weeks of receipt of this worksheet.

Traffic Enforcement Statistics:		
	Citations Issued	Warnings Issued
Speeding:		1
Residents		
Non-Residents		
	Citations Issued	Warnings Issued
Stop Sign Violations:	1	2
Residents		
Non-Residents		
	Citations Issued	Warnings Issued
Other Violations:		
Illegal Parking:		
Criminal Activity:		N/A
D.U.I.:		N/A

Other: (please explain break down of activity)

PATROLLED THE ENTIRE COMMUNITY. CLEARED TRAFFIC CRASH IN FRONT OF NORTHWOOD SUBDIVISION ENTRANCE.

Trooper's Signature: _____

Northwood CDD

Last Name:	LaRose	Date of Duty:	2/14/2025
First, M:	Jim, E.	Start Time:	4:00
Address:	1056 Meta Rd	End Time:	8:00
City, Zip:	Masaryktown, FL	Total Hours:	4

Your mission is to actively patrol the Northwood neighborhood, to reduce crime, and mischief, to stop speeding, running of stop signs, illegal parking and any other misdemeanor/felony items you may witness. We would like enforcement of the speed limits in our community. Thank you for your help. Your check will be mailed within two weeks of receipt of this worksheet.

Traffic Enforcement Statistics:		
	Citations Issued	Warnings Issued
Speeding:	1	1
Residents:		1
Non-Residents:	1	
	Citations Issued	Warnings Issued
Stop Sign Violations:	1	
Residents:		
Non-Residents:		
	Citations Issued	Warnings Issued
Other Violations		
Illegal Parking:	7	
Criminal Activity:		N/A
D.U.I		N/A

Other: (Please explain break down of activity
 Patrolled entire community including the clubhouse
 Speed - Northwood Palms
 Stop Sign - Seabreeze & Breaker
 Parking - Big Sur, Coral Springs, Caladesi, Beakers (2), Amelia Isle, Atami,

Northwood CDD

LAST NAME:	TROFFO	DATE OF DUTY:	02/18/25
FIRST, MI:	FRANK	START TIME:	4:00PM
ADDRESS:	9911 SPICE BUSH CT	END TIME:	8:00PM
CITY, ZIP:	TAMPA, FL	TOTAL HOURS:	4

Your mission is to actively patrol the Northwood neighborhood, to reduce crime, and mischief, to stop speeding, running of stop signs, illegal parking and any other misdemeanor/felony items you may witness. We would like enforcement of the speed limits in our community. Thank you for your help. Your check will be mailed within two weeks of receipt of this worksheet.

Traffic Enforcement Statistics:		
	Citations Issued	Warnings Issued
Speeding:		2
Residents		
Non-Residents	1	
	Citations Issued	Warnings Issued
Stop Sign Violations:	1	
Residents		
Non-Residents	1	
	Citations Issued	Warnings Issued
Other Violations:		
Illegal Parking:		
Criminal Activity:		N/A
D.U.I.:		N/A

Other: (please explain break down of activity)

PATROLLED THE ENTIRE COMMUNITY.

Trooper's Signature: _____

Northwood CDD

LAST NAME:	TROFFO	DATE OF DUTY:	02/22/25
FIRST, MI:	FRANK	START TIME:	4:00PM
ADDRESS:	9911 SPICE BUSH CT	END TIME:	8:00PM
CITY, ZIP:	TAMPA, FL	TOTAL HOURS:	4

Your mission is to actively patrol the Northwood neighborhood, to reduce crime, and mischief, to stop speeding, running of stop signs, illegal parking and any other misdemeanor/felony items you may witness. We would like enforcement of the speed limits in our community. Thank you for your help. Your check will be mailed within two weeks of receipt of this worksheet.

Traffic Enforcement Statistics:		
	Citations Issued	Warnings Issued
Speeding:	2	
Residents	1	
Non-Residents	1	
	Citations Issued	Warnings Issued
Stop Sign Violations:		
Residents		
Non-Residents		
	Citations Issued	Warnings Issued
Other Violations:		
Illegal Parking:		
Criminal Activity:		N/A
D.U.I.:		N/A

Other: (please explain break down of activity)

PATROLLED THE ENTIRE COMMUNITY.

Trooper's Signature: _____

Northwood CDD

Last Name:	LaRose	Date of Duty:	2/28/2025
First, M:	Jim, E.	Start Time:	4:00
Address:	1056 Meta Rd	End Time:	8:00
City, Zip:	Masaryktown, FL	Total Hours:	4

Your mission is to actively patrol the Northwood neighborhood, to reduce crime, and mischief, to stop speeding, running of stop signs, illegal parking and any other misdemeanor/felony items you may witness. We would like enforcement of the speed limits in our community. Thank you for your help. Your check will be mailed within two weeks of receipt of this worksheet.

Traffic Enforcement Statistics:		
	Citations Issued	Warnings Issued
Speeding:	2	1
Residents:	1	
Non-Residents:	1	
	Citations Issued	Warnings Issued
Stop Sign Violations:	1	
Residents:		
Non-Residents:		
	Citations Issued	Warnings Issued
Other Violations		
Illegal Parking:	9	
Criminal Activity:		N/A
D.U.I		N/A

Other: (Please explain break down of activity
 Patrolled entire community including the clubhouse
 Speed - Northwood Palms
 Stop Sign - Seabreeze & Breaker
 Parking - Coral Springs, Caladesi, Beakers (4), Amelia Isle, Sugarloaf, Atami,

Incident Report

Date: March 3, 2025

Location: Men's Restroom (Outdoor Toilet)

Reported By: Jen Lavelle

Incident Type: Maintenance Issue

Description of Issue:

The outdoor toilet in the men's restroom is continuously running and emitting a high-pitched screeching noise. This issue has been persistent and may indicate a faulty valve or internal mechanism.

Action Taken:

A plumber has been contacted regarding the issue. They have scheduled a visit this week to inspect and address the problem while also installing the urinal.

Next Steps:

- Await plumber's inspection and repair.
- Deactivate card reader and close restroom until the issue has been resolved..

Status: Pending repair.

Signature:



Jen Lavelle, Onsite Manager

Incident Report

Date: March 3, 2025

Reported by: Jen Lavelle

Position: Onsite Manager, Northwood CDD

Incident Description:

On March 3, 2025, I identified and reported a pothole on Northwood Palms Boulevard to Public Works. The report was filed under Work Order #W745591-030325.

Action Plan:

I will monitor the status of the work order and follow up with Public Works as needed to ensure timely repairs.

Reported By:

Jen Lavelle, Onsite Manager

Signed:



Northwood CDD

Manager Report

- You can access the live event calendar at any time to stay updated on the latest meetings, events, rentals, or any changes by visiting <https://northwoodofpasco.com/calendar.html>.

Upcoming Classes:

Core Martial Arts Classes (kids, teens, & adults)
Mondays & Thursdays 5PM - 8 PM

Drama Kids FL:
Wednesdays 5:30PM-8:00PM

Social Skills Through Improv:
Fridays 11am-4pm & 4:30pm-5:30pm

Please see:

- March Calendar, March Sales & March Rentals
- Tentative April Calendar
- LMP Pine Tree Proposal (LMP, OLM, and Celia Nichols recommend removal)
- FHP March Activity Reports
- Incident Reports
- Piper Fire Annual Inspection
- March Pool Service Reports
- Celia's 60% update (dated March 17)
- Infrastructure Proposals

Sun	Mon	Tue	Wed	Thu	Fri	Sat
23 Clubhouse Reserved:	24 5pm - Martial Arts 5pm - Tennis Lessons 6:30pm - CDD Monthly	25 5pm - Tennis Lessons 6:30pm - HOA Monthly	26 Recycle Day @ 5:30pm - Drama Kids	27 5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	28	1 Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS
2 Clubhouse Reserved: Ma	3 5pm - Martial Arts 5pm - Tennis Lessons	4 5pm - Tennis Lessons	5 Recycle Day @ 8am - OLM Inspection 5:30pm - Drama Kids	6 5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	7 INTO THE LIGHT (11am-	8 Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS
9 Daylight Saving Time	10 5pm - Martial Arts 5pm - Tennis Lessons	11 12:30pm - Landscape 12:30pm - Landscape ? 5pm - Tennis Lessons	12 Recycle Day @ 5:30pm - Drama Kids	13 5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	14 INTO THE LIGHT (11am-	15 Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS
16 Clubhouse Reserved:	17 St. Patrick's Day 5pm - Tennis Lessons	18 5pm - Tennis Lessons 6:30pm - HOA - DRB	19 Recycle Day @	20 5pm - TENNIS LESSONS 5pm - Tennis Lessons	21 INTO THE LIGHT (11am-	22 Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS 3pm - Kathleen Rental
23 Clubhouse Reserved:	24 5pm - Martial Arts 5pm - Tennis Lessons	25 5pm - Tennis Lessons 6:30pm - HOA Monthly	26 Recycle Day @ 5:30pm - Drama Kids	27 5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	28 INTO THE LIGHT (11am-	29 Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS
30	31 5pm - Martial Arts 5pm - Tennis Lessons	1 5pm - Tennis Lessons	2 Recycle Day @ 8am - OLM Inspection 5:30pm - Drama Kids	3 5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	4 INTO THE LIGHT (11am-	5 Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS

Date	Time	Description	Amount
Monday, March 3, 2025	9:45 am	Refund of Non-Resident Security Deposit (March 1 Rental)	(\$500.00)
Wednesday, March 5, 2025	9:16 am	Clubhouse Reserved: March 8, 2025	\$600.00
	10:14 am	Clubhouse Reserved: June 7, 2025	\$200.00
	6:38 pm	Clubhouse Reserved: March 15, 2025	\$300.00
Thursday, March 6, 2025	3:16 pm	Clubhouse Reserved: March 16, 2025	\$500.00
Saturday, March 8, 2025	9:03 am	Invoice #000041-R-0012: Monthly subscription (Core Martial Arts)	\$400.00
Monday, March 10, 2025	4:24 pm	Refund of Non-Resident Security Deposit (March 8 Rental)	(\$500.00)
Wednesday, March 12, 2025	5:35 pm	Clubhouse Reserved: March 22, 2025	\$300.00
Friday, March 14, 2025	4:57 pm	Invoice #000067: Tennis Court Rental Subscription	\$200.00
Sunday, March 16, 2025	10:31 pm	Refund of Security Deposit (Clubhouse) (March 16 Rental)	(\$200.00)
Monday, March 17, 2025	11:11 am	Clubhouse Reserved: March 23, 2025	\$300.00
	11:28 am	Refund of Security Deposit (Clubhouse) (March 15 Rental)	(\$200.00)
	2:28 pm	Clubhouse Reserved: March 23, 2025	\$200.00
Tuesday, March 18, 2025	1:08 pm	Clubhouse Reserved: May 17, 2025	\$200.00
Thursday, March 20, 2025	4:12 pm	Invoice #000068: Monthly subscription (Drama Kids)	\$150.00

	6:58 pm	Clubhouse Reserved: June 21, 2025	\$500.00
Friday, March 21, 2025	2:29 pm	Clubhouse Reserved: August 9, 2025	\$600.00
	3:02 pm	Clubhouse Reserved: March 29, 2025	\$500.00
	4:24 pm	8hrs of rental time: Into the Light Performing Arts	\$150.00
Wednesday, March 26, 2025	2:24 pm	Amenity Card: Breakers Drive	\$10.00
Friday, March 28, 2025	11:31 am	Clubhouse Reserved: May 3, 2025	\$600.00
	4:06 pm	8hrs of rental time: Into the Light Performing Arts	\$150.00
	6:02 pm	Amenity Card: Breakers Drive	\$10.00
Monday, March 31, 2025	10:18 am	Refund of Security Deposit (Clubhouse) (March 29 Rental)	(\$200.00)

JEN LAVELLE, ONSITE MANAGER
 NORTHWOOD CDD
 27248 BIG SUR DRIVE
 WESLEY CHAPEL, FL 33544

March 2025

RENTALS

NAME	PHONE	RESIDENT	RENTAL DATE	TIME	PAID
Natalie	[REDACTED]	NO	03/01	12PM-6PM	YES
Ma Teresa	[REDACTED]	YES	03/02	12PM-6PM	YES
Becca	[REDACTED]	NO	03/08	12PM-6PM	YES
Ivette	[REDACTED]	YES	03/15	1PM-7PM	YES
Angela	[REDACTED]	YES	03/16	2PM-8PM	YES
Kathleen	[REDACTED]	YES	03/22	3PM-9PM	YES
Angela	[REDACTED]	YES	03/23	1PM-7PM	YES
Nicole	[REDACTED]	YES	03/29	5PM-11PM	YES

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31	1	2	3	4	5
	5pm - Martial Arts 5pm - Tennis Lessons	5pm - Tennis Lessons	Recycle Day @ 8am - OLM Inspection 5:30pm - Drama Kids	5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	INTO THE LIGHT (11am-	Clubhouse Reserved: 8am - TENNIS LESSONS 8am - TENNIS LESSONS
6	7	8	9	10	11	12
Clubhouse Reserved: Mo	5pm - Martial Arts 5pm - Tennis Lessons	12:30pm - Landscape 12:30pm - Landscape ? 5pm - Tennis Lessons 7pm - HOA Committee	Recycle Day @ 5:30pm - Drama Kids	5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	INTO THE LIGHT (11am-	GARAGE SALE 8am - TENNIS LESSONS 8am - TENNIS LESSONS
13	14	15	16	17	18	19
	5pm - Martial Arts 5pm - Tennis Lessons	Tax Day 5pm - Tennis Lessons 6:30pm - HOA - DRB	Recycle Day @ 5:30pm - Drama Kids	5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	INTO THE LIGHT (11am-	HOA EASTER 8am - TENNIS LESSONS 8am - TENNIS LESSONS
20	21	22	23	24	25	26
Easter Sunday	Easter Monday 5pm - Martial Arts 5pm - Tennis Lessons 6:30pm - CDD Monthly	5pm - Tennis Lessons 6:30pm - HOA Monthly	Recycle Day @ 5:30pm - Drama Kids	5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	INTO THE LIGHT (11am- 6pm - Barrington HOA	8am - TENNIS LESSONS 8am - TENNIS LESSONS
27	28	29	30	1	2	3
	5pm - Martial Arts 5pm - Tennis Lessons	5pm - Tennis Lessons	Recycle Day @ 1pm - Infrastructure 5:30pm - Drama Kids	5pm - Martial Arts 5pm - TENNIS LESSONS 5pm - Tennis Lessons	INTO THE LIGHT (11am-	Clubhouse & Pool Cabana 8am - TENNIS LESSONS 8am - TENNIS LESSONS



Proposal

Proposal No.: 335780

Proposed Date: 04/10/25

PROPERTY:	FOR:
Northwood CDD Jen Lavelle 27299 Big Sur Road Wesley Chapel, FL 33544	Remove Dead Pine Trees along Northwood Palms Blvd





This proposal provides for the cutting down of three dead and declining pine trees along the Northwoods Blvd. we recommend removal of these declining trees as soon as possible as they could fall at any time causing potential harm to people and or property.

Thank you for inviting Juniper Landscaping to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet

your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	TOTAL
Arbor Care Services			
Tree Removal			\$1,028.00
Tree Removal - Small (Flush Cut)	2.00	CT	
Tree Removal - Med (Flush Cut)	1.00	CT	
Total:			\$1,028.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Invoice For Off-Duty State Trooper

Organization Name: **Northwood CDD**
 Billing Address: **2654 Cypress Ridge Blvd
 Wesley Chapel, FL 33544**

NAME OF CONTACT: **Christina Newsome**
 EMAIL ADDRESS: Christina.newsome@inframark.com
 CELL PHONE: **(813) -608-8288**
 FHP SCHEDULER: **Sgt. John Sessa**
 CELL PHONE: **(813) 477-9391**
 DATE WORKED: **3/18/2025**
 START TIME: **4:00**
 END TIME: **8:00**

Marked Car YES NO

Nature of Duties: **TRAFFIC CONTROL AND SECURITY PATROL**

Charges \$60.00 per hour plus 1-hour of travel (4 HR MIN)

TO BE COMPLETED AT DETAIL:

DATE:	3/18/2025
TROOPER NAME:	Jim LaRose
TIME TROOPER IN:	4:00
TIME TROOPER OUT:	8:00
TOTAL AMOUNT DUE TROOPER:	\$300.00
ADDRESS TO REMIT PAYMENT TO:	1056 Meta Rd
	Masaryktown, FL 34604

Invoice For Off-Duty State Trooper

Organization Name: **Northwood CDD**
 Billing Address: **2654 Cypress Ridge Blvd
 Wesley Chapel, FL 33544**

NAME OF CONTACT: **Christina Newsome**
 EMAIL ADDRESS: Christina.newsome@inframark.com
 CELL PHONE: **(813) -608-8288**
 FHP SCHEDULER: **Sgt. John Sessa**
 CELL PHONE: **(813) 477-9391**
 DATE WORKED: **3/26/2025**
 START TIME: **4:00**
 END TIME: **8:00**

Marked Car YES NO

Nature of Duties: **TRAFFIC CONTROL AND SECURITY PATROL**

Charges \$60.00 per hour plus 1-hour of travel (4 HR MIN)

TO BE COMPLETED AT DETAIL:

DATE:	3/26/2025
TROOPER NAME:	Jim LaRose
TIME TROOPER IN:	4:00
TIME TROOPER OUT:	8:00
TOTAL AMOUNT DUE TROOPER:	\$300.00
ADDRESS TO REMIT PAYMENT TO:	1056 Meta Rd
	Masaryktown, FL 34604

Invoice For Off-Duty State Trooper

Organization Name: **Northwood CDD**
 Billing Address: **2654 Cypress Ridge Blvd
 Wesley Chapel, FL 33544**

NAME OF CONTACT: **Christina Newsome**
 EMAIL ADDRESS: Christina.newsome@inframark.com
 CELL PHONE: **(813) -608-8288**
 FHP SCHEDULER: **Sgt. John Sessa**
 CELL PHONE: **(813) 477-9391**
 DATE WORKED: **3/31/2025**
 START TIME: **4:00**
 END TIME: **8:00**

Marked Car YES NO

Nature of Duties: **TRAFFIC CONTROL AND SECURITY PATROL**

Charges \$60.00 per hour plus 1-hour of travel (4 HR MIN)

TO BE COMPLETED AT DETAIL:

DATE:	3/31/2025
TROOPER NAME:	Jim LaRose
TIME TROOPER IN:	4:00
TIME TROOPER OUT:	8:00
TOTAL AMOUNT DUE TROOPER:	\$300.00
ADDRESS TO REMIT PAYMENT TO:	1056 Meta Rd
	Masaryktown, FL 34604

Incident Report

Date: 3/22/25

Reported By: Jen Lavelle

Location: Clubhouse Parking Lot

Incident Type: Unauthorized Vehicle Parking

Description of Incident:

On 3/22/25, I contacted Atlas Towing regarding an unauthorized vehicle that was parked in the parking lot. The vehicle was parked without permission and was in violation of the parking policies. I provided the necessary details to Atlas Towing, including the vehicle's make, model, and license plate number.

Actions Taken:

Contacted Atlas Towing at [phone number] to report the unauthorized vehicle.

Provided required information for the tow request.

Awaited confirmation from Atlas Towing on the vehicle's removal.

Outcome:

The vehicle was scheduled for removal, and further monitoring of the parking lot will be conducted to prevent future unauthorized parking.

Report Filed By:

Jen Lavelle, Onsite Manager

Incident Report

Date: 3/21/25

Reported By: Jen Lavelle

Location: Outdoor Women's Restroom

Incident Type: Plumbing Issue - Women's Toilet Running

Description of Incident:

On 3/21/25, during a routine inspection of the outdoor restrooms, it was noted that the women's toilet was continuously running. The water flow was not shutting off as it should, potentially wasting water and causing an issue with restroom functionality.

Actions Taken:

Contacted SB Plumbing on 3/21/25 to report the issue.

Provided the necessary details about the problem to SB Plumbing.

Scheduled repair for the next day, 3/22/25.

Outcome:

SB Plumbing repaired the running toilet on 3/22/25 at no charge to the CDD. The toilet is now functioning properly.

Report Filed By:

Jen Lavelle, Onsite Manager



Project: Northwood Clubhouse I #: _____ WO #: 194112
 Address: 2278 Big Sur Drive Inspector: Tyson Stolley
 City: Wesley Chapel State: FL Zip: 33625 Date: 4/2/2025

No.	LOCATION	Type of Unit				Parts Replaced			Comments
		Exit	E Lt	Cmb	Otr	Batt	Bulb	New Unit	
1	KITCHEN		<input checked="" type="checkbox"/>						List of Discrepancies
2	ENTRANCE	<input checked="" type="checkbox"/>							
3	WALL		<input checked="" type="checkbox"/>						
4	WALL		<input checked="" type="checkbox"/>						
5	WALL	<input checked="" type="checkbox"/>							
6	EXIT DOOR		<input checked="" type="checkbox"/>						
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
25									

NOTES: _____

Service Performed --	Annual	X	Monthly	Other Services
TOTAL BATTERIES:	6V-4.5a 0	4c Nic 0	Other Batteries 0	
TOTAL INSPECTIONS:	6			TOTAL NEW COMBO: 0
TOTAL NEW EXIT LIGHT:	0			TOTAL NEW E-LIGHT: 0

PPF-EXTSF

SERVICE • DESIGN • INSTALL • INSPECT



27248 Big Sur Drive
Wesley Chapel, Florida 33544

Serviced on
Saturday, Mar 29, 2025 at 9:03 AM

Dear Jen ,

We have completed a **service** route **visit** and the details can be found below.
Please do not hesitate to contact us if you have any questions or comments.

Thank you for your business!

Sincerely,

Ingenuity Pool Services

Technician

Technician's Notes



Vladislav Levchenko

After Service



Chemical Readings

FC (Free Chlorine)	8 ppm
TC (Total Chlorine)	8 ppm
pH	7.6
Salt	3500 ppm
Cyanuric Acid	60 ppm
Alkalinity	80 ppm
Calcium Hardness	320 ppm
Water Temperature	64 °F

Chemicals Used

Liquid Chlorine (gal)	5 gal
Muriatic Acid (gal)	1 gal

Checklist Tasks

- ✓ Pool Vacuumed?
- ✓ Skimmed Surface?

✓ Brushed Pool?

✓ Emptied Leaf Catcher?



27248 Big Sur Drive
Wesley Chapel, Florida 33544

Serviced on
Saturday, Mar 22, 2025 at 8:12 AM

Dear Jen ,

We have completed a **service** route **visit** and the details can be found below.
Please do not hesitate to contact us if you have any questions or comments.

Thank you for your business!

Sincerely,

Ingenuity Pool Services

Technician

Technician's Notes



Vladislav Levchenko

After Service



Chemical Readings

FC (Free Chlorine)	8 ppm
TC (Total Chlorine)	8 ppm
pH	7.6
Salt	3500 ppm
Cyanuric Acid	60 ppm
Alkalinity	100 ppm
Calcium Hardness	320 ppm
Water Temperature	57 °F

Chemicals Used

Liquid Chlorine (gal)	2.5 gal
Cyanuric Acid (lbs)	5 lbs
Sodium Bicarb (lbs)	5 lbs
Muriatic Acid (gal)	1 gal

Checklist Tasks

- Used Stabilizer?
- Pool Vacuumed?

✓ Skimmed Surface?

✓ Brushed **Pool**?



27248 Big Sur Drive
Wesley Chapel, Florida 33544

Serviced on
Thursday, Mar 20, 2025 at 8:39 AM

Dear Jen ,

We have completed a **service** route **visit** and the details can be found below.
Please do not hesitate to contact us if you have any questions or comments.

Thank you for your business!

Sincerely,

Ingenuity Pool Services

Technician

Technician's Notes



Vladislav Levchenko

Chemical Readings

FC (Free Chlorine)	8 ppm
TC (Total Chlorine)	8 ppm
pH	7.6
Salt	3200 ppm
Cyanuric Acid	60 ppm
Alkalinity	80 ppm
Calcium Hardness	320 ppm
Water Temperature	66 °F

Chemicals Used

Liquid Chlorine (gal)	2.5 gal
Muriatic Acid (gal)	1 gal

Checklist Tasks

- ✓ Emptied Baskets?
- ✓ **Pool** Vacuumed?
- ✓ Skimmed Surface?
- ✓ Brushed **Pool**?



27248 Big Sur Drive
Wesley Chapel, Florida 33544

Serviced on
Tuesday, Mar 18, 2025 at 10:31 AM

Dear Jen ,

We have completed a **service** route **visit** and the details can be found below.
Please do not hesitate to contact us if you have any questions or comments.

Thank you for your business!

Sincerely,

Ingenuity Pool Services

Technician

Technician's Notes



Vladislav Levchenko

Before Service



After Service



Chemical Readings

FC (Free Chlorine)	8 ppm
TC (Total Chlorine)	8 ppm
pH	7.6
Salt	3200 ppm
Cyanuric Acid	60 ppm
Alkalinity	80 ppm
Calcium Hardness	320 ppm

Chemicals Used

Liquid Chlorine (gal)	5 gal
Muriatic Acid (gal)	2 gal

Checklist Tasks

- ✓ Pool Vacuumed?
- ✓ Skimmed Surface?
- ✓ Brushed Pool?
- ✓ Emptied Leaf Catcher?



27248 Big Sur Drive
Wesley Chapel, Florida 33544

Serviced on
Saturday, Mar 15, 2025 at 12:02 PM

Dear Jen ,

We have completed a **service** route **visit** and the details can be found below.
Please do not hesitate to contact us if you have any questions or comments.

Thank you for your business!

Sincerely,

Ingenuity Pool Services

Technician

Technician's Notes



Vladislav Levchenko

Chemical Readings

FC (Free Chlorine)	8 ppm
TC (Total Chlorine)	8 ppm
pH	7.6
Salt	3200 ppm
Cyanuric Acid	60 ppm
Alkalinity	80 ppm
Calcium Hardness	320 ppm
Water Temperature	66 °F

Chemicals Used

Muriatic Acid (gal)	1 gal
---------------------	-------

Checklist Tasks

- ✓ Pool Vacuumed?
- ✓ Skimmed Surface?
- ✓ Brushed Pool?
- ✓ Emptied Leaf Catcher?



27248 Big Sur Drive
Wesley Chapel, Florida 33544

Serviced on
Thursday, Mar 13, 2025 at 9:49 AM

Dear Jen ,

We have completed a **service** route **visit** and the details can be found below.
Please do not hesitate to contact us if you have any questions or comments.

Thank you for your business!

Sincerely,

Ingenuity Pool Services

Technician

Technician's Notes



Vladislav Levchenko

Chemical Readings

FC (Free Chlorine)	8 ppm
TC (Total Chlorine)	8 ppm
pH	7.6
Salt	3600 ppm
Cyanuric Acid	80 ppm
Alkalinity	80 ppm
Calcium Hardness	320 ppm
Water Temperature	66 °F

Checklist Tasks

- ✓ Pool Vacuumed?
- ✓ Skimmed Surface?
- ✓ Brushed Pool?



27248 Big Sur Drive
Wesley Chapel, Florida 33544

Serviced on
Saturday, Mar 08, 2025 at 9:10 AM

Dear Jen ,

We have completed a **service** route **visit** and the details can be found below.
Please do not hesitate to contact us if you have any questions or comments.

Thank you for your business!

Sincerely,

Ingenuity Pool Services

Technician

Technician's Notes



Vladislav Levchenko

Chemical Readings

FC (Free Chlorine)	10 ppm
TC (Total Chlorine)	10 ppm
pH	7.4
Salt	3600 ppm
Cyanuric Acid	50 ppm
Alkalinity	100 ppm
Calcium Hardness	320 ppm
Water Temperature	66 °F

Chemicals Used

Sodium Bicarb (lbs)	8 lbs
---------------------	-------

Checklist Tasks

- ✓ Pool Vacuumed?
- ✓ Skimmed Surface?
- ✓ Brushed Pool?
- ✓ Emptied Leaf Catcher?

4Bii.



NORTHWOOD CDD

LANDSCAPE INSPECTION

March 5, 2025

ATTENDING:

JEN LAVELLE – NORTHWOOD CDD

ALEX FIGUEROA – LMP

BILL CONRAD – LMP

PAUL WOODS – OLM, INC

SCORE: 94.5 %

**NEXT INSPECTION
APRIL 2, 2025 AT 8:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

1. Clubhouse: Control fungus in turf.
2. Clubhouse: Continue removing Oak leaf accumulations from mulch beds behind the dumpster enclosure and in the parking area.
3. Carlyle entrance at Breakers Drive: Use a limb saw to remove the broken branch from Ligustrum.
4. Main entrance: Remove Oak leaf accumulations from mulch beds and along curb lines.
5. Main entrance: Confirm irrigation coverage at the inbound right-of-way adjacent to the guardrail. Replace approximately 10 sq. ft. of turf under warranty.
6. Main entrance: Rake level any pine fines stacked up on newly installed seasonal color at the gatehouse.
7. Redistribute bed mulch when displaced by mower/blower activity.
8. Caladesi Park: Use a leaf rake to remove leaf accumulations from storm water inlet.
9. Caladesi Park: Rake out leaf accumulation from the playground fall zone.
10. Control weeds in Thryallis plantings along wall fronts.
11. Remove dead plant material when found.
12. Drench Elaeagnus at curative rates to control disease.
13. North Palms Blvd between Carlyle and rec center monument signs: Monitor localized area of turf discoloration, confirming no active fungal pressure.

CATEGORY III: IMPROVEMENTS – PRICING

NONE

CATEGORY IV: NOTES TO OWNER

1. I recommend removal of dead Pine trees in common areas. Decline in several of the trees is attributed to flathead boring beetles and removal will limit the potential spread of this insect to healthy trees.

CATEGORY V: NOTES TO CONTRACTOR

NORTHWOOD CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10	-2	Fungus
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-2	Wall front, gate house
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-1	Remove declining Ligustrum trees
CLEANLINESS	10	-2	Contd leaf removal, build up in playground
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

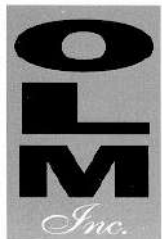
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-2	Undersized Salvia
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

Date: 3-5-25 Score: 94 % Performance Payment™ 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____





NORTHWOOD CDD

LANDSCAPE INSPECTION

April 2, 2025

ATTENDING:

JEN LAVELLE – NORTHWOOD CDD

ALEX FIGUEROA – LMP

BILL CONRAD – LMP

PAUL WOODS – OLM, INC

SCORE: 97.5 %

**NEXT INSPECTION
MAY 7, 2025 AT 8:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

1. I recommend fungicide drenches to Elaeagnus north of the clubhouse.
2. Main entrance: Monitor staking on Maple tree in the median island north of the gatehouse. I recommend lightly elevating the tree to promote an upward growth habit and vertical tree trunk.
3. Main entrance: Use a pole saw to continue to remove Spanish Moss up to 15 feet from trees, maintaining a neatened appearance.
4. Caladesi Park pavilion: Prune Arboricola Trinette off the building side, maintaining a 12 inch service gap behind the plant.
5. Caladesi Park: Control weeds in turf.
6. Closely monitor irrigation volumes along right-of-ways and adjust as needed to reduce disease in turf and avoid saturation. Tamp ruts that persist.
7. Clubhouse: Control Aphids on Podocarpus.

CATEGORY III: IMPROVEMENTS – PRICING

1. North of Carlyle entrance at Breakers Drive: Provide a price to remove declining Oleander in front of the transformer box and replace with Podocarpus.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Contractor is reminded to mark dead Pines with ribbon or paint to facilitate identification by Board members.

cc: Jen Lavelle northwood.manager@outlook.com
Christina Newsome christina.newsome@inframark.com

NORTHWOOD CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		Stagger mow patterns
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10	-2	Fungus
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10	-2	Eleagnus disease
PRUNING	10		
CLEANLINESS	10	-2	Leaf litter and windfall
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		Monitor saturation
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 4-2-25 Score: 97.5% Performance Payment™ 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

4Bi i.





pond 10



pond 12



pond 11



pond 13



pond 14



pond 15



pond 1



pond 2



pond 3











Order of Business

5 .

Infrastructure Advisory Group

Date: 04/09/25

Time: 1:00 PM

Location: 27248 Big Sur Drive

1. Welcome and Introductions

- Brief introductions and review of agenda.

2. Discussion on Contractors Interested in Bidding

- Review of contractors expressing interest.
- Open discussion on qualifications.

3. Update from Celia

- Project status update from Celia.
- Key challenges and next steps.
- Timeline and deliverables.

4. Fountain Bid Discussion

- Review of the fountain bid details.
- Decision on next steps on presenting it to the board for bid approval.

5. Other Business

- Discussion on tree damaged by pruning.
- Any additional items from the group.
- Open floor for further discussion or questions.

6. Next Steps and Adjournment

- Summary of action items.
- Date and time of next meeting.

- Adjournment.



NORTHWOOD CDD – Enhancement Project - Update

Date Submitted: 3-14-25

Inventory & Analysis Phase:

Site visits: Two site visits conducted to gather information for updates to survey completed in 2014. Updates to survey base have been completed apart from information to be provided by surveyor of previously communicated sections of the site. Code research has been conducted regarding the protection of trees on the site and tree protection zones have been established.

90% Complete

60% Construction Documents Phase:

General Sheets: Cover sheet, key map and general notes have been started.

30% Complete

Demolition Set: The demolition set is almost complete apart from information to be provided by the future survey and some missing tree data which will be picked up in the field. We have made decisions regarding the removal and partial removal of existing walls/columns, clearing and grubbing limits, trees to be saved or removed (including some tree replacement calcs.). We've also added silt barriers, tree protection barricades, and details.

75% Complete

Hardscape Set: The hardscape layout plans for the main and minor entrances have been started with dimensions and callouts for details. The details have been started for the main entrance sign and the minor entrance sign. We have done some sign layout studies but this work is pending the sight distance triangles from the transportation engineer.

30% Complete

Landscape Set: Sheets have been setup and details started. On hold until new survey information has been received from surveyor, and the sight distance triangle has been received from transportation engineer.

10% Complete

Irrigation Set: Sheets have been setup and details started. On hold for meeting w/ maintenance staff regarding existing irrigation system.

10% Complete

In Process:

Hardscape: Fountain sub-consultant proposal due to NLA on Monday, 3-17-25.

Survey: This sub-contract was approved by the CDD, and we are waiting for this work to be scheduled.

Irrigation: We are waiting on the CDD to coordinate a meeting with maintenance staff.

Architecture: We have received one proposal and are coordinating with them to finalize the scope of work.

Structural engineering: NLA is developing details and once this effort is 60% complete, we will work with them on a proposal.

March 14, 2025

CARRUTHERS & ASSOCIATES

April 09, 2025

Celia Nichols

Nichols Landscape Architecture, Inc

541 Whitaker Rd, Lutz, Florida 33549

RE: Design Services - Northwood Enhancement Project
Guardhouse Modifications & Tower Feature

Celia:

Thank you for the opportunity to provide basic architectural design services for this unique project. Our proposal includes architectural and structural engineering design services to modify an existing guardhouse, a new tower and minor entrance feature. We will require record documents of the existing guardhouse. Civil, mechanical, and electrical engineering services are excluded.

We propose a design fee of \$17,000 for the above-mentioned services. This includes two site visits. Building permitting services and additional site visits/construction administration are excluded. Said excluded services will be provided as an additional service based on hours spent on the tasks at the following hourly rates:

Architect/Engineer:	\$200/Hour
Graduate Architect:	\$150/Hour
Project Manager:	\$120/Hour
CAD Personnel:	\$90/Hour
Administrative:	\$75/Hour

The design fee of \$17,000 consists of the following phases:

60% Construction Documents Phase:	\$5,000
90% Construction Documents Phase:	\$5,000
100% Permit Documents Phase:	\$6,000
2 Site Visits, \$500 per Visit:	<u>\$1,000</u>
Total Design Fee:	\$17,000

Authorized printing and other project related expenses will be reimbursed based on actual cost times a multiple of 1.20.



CARRUTHERS & ASSOCIATES – ARCHITECTS, PA

3300 Henderson Blvd, Suite 100, Tampa, FL 33609
(813) 875-5252

AR0013182

Once the project's design has been approved by your client, we anticipate a time frame of 40 calendar days to create construction documents for bidding and permitting.

Should you have any questions concerning this proposal please contact me. Thank you again for the design opportunity.

With best regards,



L. David Carruthers, AIA, NCARB



G.B. COLLINS ENGINEERING P.A.
AQUATIC ENGINEERING CONSULTANTS

March 28, 2025

Ms. Celia R. Nichols, PLA, ASLA
President/ Landscape Architect/ Certified Arborist / ASLA - ANSI A300 Member
Nichols Landscape Architecture, Inc.
(813) 948-8810 x 1001 o.
(813) 298-8880 c.
Celia@nichols-la.com

Page | 1

Re: **Northwood CDD – Fountain
Proposal for Engineering Services**

Dear Ms. Nichols:

Thank you for your request for a proposal for the Northwood CDD Fountain project.

I have a fee schedule and scope of services enclosed with this cover letter for your review. The fee schedule includes the cost and services to prepare the construction documents for permitting and provide optional construction services during the build. This proposal and fee schedule is valid for 30 days.

G.B. Collins is fully licensed and has a two-million-dollar professional liability insurance policy.

We will proceed with this project upon receipt of the signed fee schedule sheet, agreeing to the scope of services. The project must begin within 6 months of the date of the proposal or be subject to market adjustments. If you have any questions, please feel free to contact us.

Sincerely,

Samuel A. Liberatore

Samuel A. Liberatore, P.E.
President

Enc.

G.B. COLLINS ENGINEERING P.A.
AQUATIC ENGINEERING CONSULTANTS

Northwood CDD Fountain
FEE SCHEDULE
SCOPE OF SERVICES
March 28, 2025

I.	<u>Fountain Design</u>	
	A. Schematic Design Phase	\$ 1,000
	B. Design Development Phase (DD Plans - 60% Complete)	\$ 3,650
	C. Construction Documents (CD Plans- 100% Complete)	<u>\$ 1,650</u>
	Fountain Design Total	\$ 6,300
II.	<u>Additional Services</u>	TBD
TOTAL PROPOSED ENGINEERING FEE		\$ 6,300
(Includes Phase I)		

Signature

Date

Print Name

G.B. COLLINS ENGINEERING P.A.
AQUATIC ENGINEERING CONSULTANTS

Northwood CDD Fountain

FEE SCHEDULE
SCOPE OF SERVICES
March 28, 2025

I. Fountain Design

A. Schematic Design Phase \$ 1,000

- Develop a fountain layout that will be code compliant with coordination from architect. Providing (1) one schematic drawing defining code requirements. **Additional schematic drawing will be charged at \$500 per plan.**
- Volume calculations, flow rate design, and collector tank.
- The design development plans will incorporate the layout of one (1) fountain.
- All necessary CAD drawings are to be provided by the client for schematic drawing to be generated (all base maps, building layouts, bathroom plans, and location maps).
- All necessary site information needs to be provided (site address, owners name, address, phone number).

B. Design Development (DD – 60% Complete)..... \$ 3,650

Design Development Documents will be based on finalized schematic drawings that have been approved by the client. Prepared construction documents to be submitted to the building department and will include:

- Cover Sheet
- Fountain Information Sheet including Notes and Specifications
- Fountain Site Plan (site plan will detail the Fountain Area)
- Fountain Plumbing Plan
- Fountain Layout Plan
- Fountain Profiles & Details
- Feature Details
- Equipment Sheets and Details

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Northwood CDD Fountain

FEE SCHEDULE
 SCOPE OF SERVICES
 March 28, 2025

C. Construction Documents (CD – 100% Complete)..... \$ 1,650

Construction Documents will be based on finalized DD drawings that have been approved by the client. Prepared construction documents to be submitted to the building department and will include:

- Cover Sheet
- Notes and Specifications
- Site Plan (site plan will detail the Fountain Area)
- Fountain Plumbing Plan
- Fountain Layout Plan
- Fountain Profiles and Details
- Feature Details
- Equipment Sheets and Details
- Electrical and Bonding Plan
- Comment response letter and revisions as necessary for approval
- Provide sealed pdf files
- (2) signed and sealed paper copies of final plans (additional sets will be charged at \$50/set)

(Site electrical and deck design are not included with this fee and any application fee is also NOT included)

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Northwood CDD Fountain

FEE SCHEDULE
 SCOPE OF SERVICES
 March 28, 2025

II. Additional Services TBD

Additional Services Items not included (but not limited to) are:

- Site Inspections or Site Meetings \$ 1,800
- Shop Drawing Review \$ 1,000/ per submittal
- Equipment Room Design \$ 1,500
- Heater Design \$ 1,000
- Zero-Entry Calculations \$ 1,000
- Sun-shelf Calculations \$ 1,000
- Slides \$ 5,000
- Spas \$ 4,000
- Additional Fountain Features \$ 2,500
- Interactive Water Features (IWF's) \$ 4,000
- Wade Pools \$ 4,000
- Deck design \$ 4,000
- Lighting Certification \$ 2,500
- Piling Design \$ 5,000
- Variance applications \$ 2,500
- Safety Plans \$ 2,500
- Site grading and drainage TBD
- Survey TBD
- Borings TBD
- Site permitting TBD
- Geotechnical Engineering TBD
- Fencing TBD
- Utility Design TBD
 (ex. Storm sewer, sanitary sewer, water, tele-communications)
- Structural Design TBD
- Architectural Services TBD
- Equipment Modifications TBD
- Electrical Engineering TBD

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AQUATIC ENGINEERING CONSULTANTS

ATTACHMENT - TERMS & CONDITIONS

The terms and conditions contained herein are attached and incorporated into the agreement for Professional Services "Agreement" between the Client and GB Collins Engineering.

Page | 6

1. **Payment Provisions:** Payment of GB Collins invoices is due within thirty (30) days of receipt invoice. Balances unpaid after sixty (60) days shall be charged interest at the rate of 1.5% per month until paid in full. If client objects to any portion of an invoice, client shall notify GB Collins Engineering in writing by certified U.S. Mail, return receipt requested, within 15 calendar days of the invoice date, or any objection shall be deemed waived, and the invoice shall be paid in full.

2. **Changed Conditions:** GB Collins Engineering reserves the right to renegotiate the fee if the work exceeds the scope of services defined in the agreement.

3. **Client's Responsibilities:**

(a) Client agrees to provide GB Collins Engineering with all the information, survey's, reports, and professional recommendations and any other related items requested by GB Collins Engineering in order to provide its professional services. GB Collins Engineering may rely on the accuracy and completeness of these items. Client shall furnish the services of the following consultants: Civil Engineering, Geotechnical Engineers, Surveyors, Structural Engineers (as necessary), Architectural and Environmental Engineering. Client agrees to advise GB Collins Engineering of any known or suspected contaminants at the Project (as such termed in the agreement) Client shall be solely responsible for all surface and subsurface soil conditions. Client will obtain and pay for all necessary permits from authorities with jurisdiction over the project. Client agrees to provide the items described in the paragraph and to render decisions in a timely. Manner so as not to delay the orderly and sequential progress of GB Collins Engineering Services.

(b) **Hourly Rates for additional services:**

Professional Engineer	=\$300.00/hr
Project Manager	=\$200.00/hr
Designer/Drafter	=\$150.00/hr
Construction Inspector	=\$100.00/hr
Clerical/Office	=\$ 75.00/hr

(c) **Reimbursable Expenses** including; Postage, Federal Express, Printing Supplies, Mileage Reimbursement (\$0.63/mile), Travel (Hotel, Air Fare, Meals), Printing (\$50/set-24"x36"), Color Copies (\$1.50/sheet-8.5"x11"). Please estimate \$300 for reimbursables.

4. **Use and Ownership of GB Collins Engineering's Documents:** Upon the parties signing this agreement, GB Collins grants Client a nonexclusive license to use the drawings, specifications, renderings, conceptual plans, blueprints and other documents prepared by GB Collins Engineering for Client "Documents", provided that client performs in accordance with the terms of this Agreement. No other license is implied or granted under this agreement. All instruments of Professional Service prepared by GB Collins Engineering, including the documents, are of the property of, and shall remain the exclusive property of GB Collins Engineering. Originals shall remain with GB Collins Engineering with client retaining a duplicate set. Client has the right to

G.B. COLLINS ENGINEERING P.A.

AQUATIC ENGINEERING CONSULTANTS

reproduce drawings or reasonable facsimiles, artist renditions or the like of said documents for marketing purposes. These documents shall not be reused on other projects by Client or sold or assigned to third parties without GB Collins Engineering's prior written permission, which may be withheld in its sole discretion. GB Collins Engineering retains all rights, including copy rights, in such documents, drawings, and concepts.

Page | 7

5. Site Observation: The client recognizes that site observation/review is a vital element of GB Collins Engineering's service and includes design and drawing modifications based on changing site conditions during construction. Should the Client, for any reason, including non-payment, not retain GB Collins Engineering to review the site, or should the client restrict GB Collins Engineering from viewing the site during construction, the Client waives any claim or liability for injury or loss arising from problems during construction that allegedly result from findings, conclusions, recommendations, plans, or specifications developed by GB Collins Engineering. The Client also agrees to compensate GB Collins Engineering for time and expenses in the defense of any such claim. The site visits performed by GB Collins Engineering in no way constitute a guarantee that construction deficiencies may not exist or occur.

6. Termination: Either Client, or GB Collins Engineering may terminate this agreement upon seven (7) day's written notice to the other party. If terminated, Client agrees to pay GB Collins Engineering for all Basic and Additional Services rendered and Reimbursable and Direct Expenses (As such terms are defined in the fee schedule) incurred to the date of termination. Upon not less than seven (7) day's written notice, GB Collins Engineering may suspend the performance of its services if Client fails to pay GB Collins Engineering in full for services rendered or expenses incurred. GB Collins Engineering shall have no liability because of such suspension of services or termination due to Client's nonpayment.

7. Miscellaneous Provisions:

- (a) This agreement is governed by the Laws of the State of Florida without regard to the principles of laws. Any cause of action under this agreement shall be adjudicated in the appropriate court located in the County and State where the project is located.
- (b) This Agreement is the entire and integrated Agreement between Client and GB Collins Engineering and supersedes all prior negotiations, statements, or agreements, either written or oral. The parties may amend this Agreement only by a written instrument signed by both parties.
- (c) In the event that any term or provision of this Agreement is found to be enforceable or invalid for any reason, the remainder of this agreement shall continue in full force and effect, and any unenforceable or invalid term or provision shall be amended to the minimum extent required to make or provision enforceable and valid.
- (d) Neither Client nor GB Collins Engineering shall assign this agreement without prior written consent of the other.

G.B. COLLINS ENGINEERING P.A.

AQUATIC ENGINEERING CONSULTANTS

- (e) Irrespective of any other term in this Agreement, GB Collins Engineering shall not control or be responsible for construction means, methods, techniques, schedules, sequences, or procedures for the Project; or for construction safety or any other related programs; or for any other parties' errors or omissions or for another parties' failure to complete their work or services in accordance with GB Collins Engineering's Documents.
- (f) Client agrees to indemnify, defend and hold GB Collins Engineering harmless from and against any and all claims, liabilities, suits, demands, losses, costs, and expenses including, but not limited to, reasonable attorney's fees and all legal expenses and fees incurred through appeal, and all interest thereon, accruing or resulting to any and all persons, firms or other legal entities on account to any legal damages or losses to property or persons including injuries or death, or economic losses, arising out of the Project and/or this Agreement, except that GB Collins Engineering shall not be entitled to be indemnified to the extent such damages or losses are found by a court or forum of competent jurisdiction to be caused by GB Collins Engineering's negligent or willful errors or omissions. The provisions of this paragraph shall survive the expiration/termination of this Agreement.
- (g) Should any legal proceedings be commenced between the parties to this Agreement seeking to enforce any of its provisions. Including but not limited to, fee provisions, the prevailing party in such proceedings shall be entitled, in addition to such other relief as may be granted, to all costs and attorneys' and expert witnesses' fees which shall be determined by the court or forum in such a proceeding or in a separate action brought for that purpose. For purposes of this provision, "Prevailing Party" shall include a party that dismisses an action for recovery hereunder in exchange for payment of the sum allegedly due, performance of covenants allegedly breached, or consideration substantially equal to the relief sought in the action of proceeding.
- (h) Client and GB Collins Engineering waive consequential damages for any claims, disputes, or other matters in question arising out of or relating to this agreement. GB Collins Engineering's waiver of consequential damages is contingent upon the Clients requiring contractor and its subcontractors to waive all consequential damages against GB Collins Engineering for claims or other matters in question arising out of or relating to this project.
- (i) To the extent damages are covered by property insurance during construction, Client and GB Collins Engineering waive all rights against each other and against the contractors, agents, and employees of the other for such damages. Client or GB Collins Engineering, as appropriate, shall require of the contractors, consultants, agents (and their employees) similar waivers in favor of the other parties described in this paragraph.
- (j) Client acknowledges and agrees that proper Project maintenance is required after the project is complete. A lack of, or improper maintenance in areas may result in damage to property or persons. Client further acknowledges and agrees that, as between the parties to this Agreement, Client is solely responsible for the results of any lack of or improper maintenance.
- (k) Nothing in this Agreement shall create a contractual relationship for any third party.

G.B. COLLINS ENGINEERING P.A.
AQUATIC ENGINEERING CONSULTANTS

- (l) It is the express intention of the parties, that GB Collins Engineering is an Independent Contractor and not an employee, agent, joint venture, or partner of the Client. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between Client and GB Collins Engineering or any employee or agent of GB Collins Engineering. Both parties acknowledge that GB Collins Engineering is not an employee for state or federal tax purposes.
- (m) It is the intention of the parties hereto that no person or entity other than a party hereto shall be entitled to bring any action to enforce any provision of this Agreement against the other party hereto, and that the covenants, undertakings, and agreements set forth in this agreement shall, unless provided otherwise, be solely for the benefit of, and shall be enforceable only by the parties hereto and their respective successors and permitted assigns.

Celia R. Nichols, PLA, ASLA
NICHOLS Landscape Architecture, Inc.
18115 U.S. Hwy. 41 N., Ste. 100
Lutz, FL 33549
813.948.8810



RE: Northwood CDD - Enhancement Project

Dear Celia,

We appreciate your contacting us regarding this project. We will conduct the sight distance analysis for the project roundabouts for \$5000. The fee is for all minor entrances, roundabouts and one major entrance. This will include a site visit and a coordination meeting.

I look forward to working with you again.

Sincerely,

Landis Evans and Partners, Inc.

Theodore Petritsch, P.E., PTOE, RSP_{2B}

Director of Transportation Services

Sixth Order of Business

6

FY 2026 Budget To be Sent Under Separate Cover

Seventh Order of Business

7

**MINUTES OF MEETING
NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of Northwood Community Development District was
 2 held on Monday, February 24, 202 , at 6:30 p.m. at the Northwood Clubhouse located at 27248 Big Sur Drive,
 3 Wesley Chapel, FL 33544.

4
 5 Present and constituting a quorum were:

6	7	Barbara Cruz	Chairperson
8	8	Gersson Perez	Vice Chairperson
9	9	Brian Quigley	Assistant Secretary
10	10	Brian Munari	Assistant Secretary
11	11	Mimieaux Kilpatrick	Assistant Secretary

12
 13 Also present were:

14	15	Christina Newsome	District Manager
16	16	Jen Lavelle	On-Site Manager
17	17	Lani Randle	On-Site Assistant

18
 19
 20 *The following is a summary of the discussions and actions taken.*

21
 22 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

23 Ms. Newsome called the meeting to order, and a quorum was established.

24
 25 **SECOND ORDER OF BUSINESS** **Public Comment**

26 There were no Audience Comments.

- 27 • The Board heard from Vlad, a representative with Ingenuity Pool Service, who submitted a proposal to
- 28 replace the pool pump. The pump is scheduled to be replaced within the next week.
- 29 • Ingenuity Pools also submitted a proposal to service the community pool. This change is considered to be
- 30 cost-effective for the community.

31
 32 On MOTION by Mr. Quigley, seconded by Ms. Killpatrick, with all
 33 in favor, the Ingenuity Pools proposal for pump replacement was
 34 approved. (4-0)

35
 36 **THIRD ORDER OF BUSINESS** **Review of FY 2025 Budget**

37 The Board reviewed the FY 2025 Budget to Date.

38 **FOURTH ORDER OF BUSINESS** **Staff Reports**

39 **A. District Counsel**

- 40 • MS. Newsome informed the Board that the counsel is reviewing the letter for CDD easement
- 41 encroachment as well as the one-time tree trimming letter to be sent to residents.

February 24, 2025

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B. District Manager

- Ms. Newsome was directed by staff to engage with a new vendor for the payroll of the District employees and will get a proposal to bring to the next meeting.

i. Onsite Manager’s Report

Ms. Lavelle reviewed the Onsite Manager’s Report, which was included in the agenda package, and answered any questions from the Board.

- Ms. Lavelle informed the Board that the proposal for annuals from LMP has been received.
- The Board inquired about the colors chosen and asked staff to coordinate with LMP on which colors would look the best. Ms. Kilpatrick will assist as liaison to choose colors for annuals.

ii. OLM Report

The Board reviewed and discussed the OLM Report, which showed a passing score of 96%.

iii. Aquatic Weed Control Service Report (To be Sent Under Separate Cover)

The Board reviewed the report and requested a representative to be present at the December meeting. The reports submitted are not accurate, and the pond photos are outdated.

C. District Engineer

Mr. Waag was present via phone and introduced himself to the Board. He let them know that he will be conducting the pond recertification that is required by SWFMD and that three pond permits require recertification. Mr. Waag is also going to conduct a site visit and will be reviewing the entry project at that time. He anticipates having the findings available for the Board by the next meeting, scheduled for March 17, 2025.

FIFTH ORDER OF BUSINESS

Old Business Items

A. Infrastructure Update

- i. Survey Proposal- Specific Purpose As-built Survey W.C. Sherril and Company LLC
 - Mr. Perez gave the infrastructure update. The Board discussed the field survey needed to complete it. The Costs will be coming from the reserves, The Board would like to see a breakdown of funding for the entry project so proper budgeting can be made.

B. Infrastructure Advisory Group Update

- i. Northwood CDD Emergency Preparedness and Storm Response Protocols

SIXTH ORDER OF BUSINESS

New Business Items

A. Review of Southwest Florida Water Management District Permit Inspection Report

- The Board requested that the contract be updated with the most recent information. The Board stated that three flower rotations and the mulching process should be listed. The updated contract will be ratified at the December meeting.

B. Northwood 4th Quarter Website Audit

- 76 • The Board reviewed the website audit and accepted it.

77 **C. General Matters of the District**

78 There being none, the next order of business followed.

79 **SEVENTH ORDER OF BUSINESS** **Consent Agenda**

80 **A. Consideration of Board of Supervisors Regular Meeting Minutes of December 16, 2024,**
81 **and February 4th, 2025 Continued Regular Meeting**

82 **B. Review of the Financials and Approval of the Check Register as of January 31, 2025**

- 83
- 84 • Corrections to the minutes were requested so that they provide clarity that the letter regarding tree
- 85 trimming will be sent to all residents in the community and to include Ms. Kilpatrick’s comment
- 86 about the Board being sound and capable.

87
88 On MOTION by Mr. Quigley, seconded by Mr. Perez, with all in
89 favor, the Consent Agenda items (A-B) were approved as amended.
90 (4-0)

91
92 **EIGHTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
93 **Comments**

94 The Board of Supervisors made the following comments/requests:

- 95 • Ms. Kilpatrick inquired about the double-sided printed meeting books as well as the invoices from
- 96 Decision and ADT. She mentioned that the aerator on Pond 6 needs to be serviced. She also
- 97 requested the history of the source of water for the fountains.

98 **NINTH ORDER OF BUSINESS** **Audience Comments**

99 The audience made comments regarding the following:

- 100 • Aquatic plants for ponds with a fish kill and the warranty on items that are repaired.

101 **TENTH ORDER OF BUSINESS** **Adjournment**

102 There being no further business.

103
104 On MOTION by Mr. Quigley seconded by Mr. Perez, with all in
105 favor, the meeting was adjourned at 8:25pm. 4-0

112
113 _____
114 Christina Newsome
District Manager

112
113 _____
114 Barbara Cruz
Chairperson

7

Northwood Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
 As of February 28, 2025
 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL		TOTAL
	GENERAL FUND	FIXED ASSETS FUND	
ASSETS			
Cash - Operating Account	\$ 663	\$ -	\$ 663
Cash In Bank	\$ 554,423	\$ -	\$ 554,423
Cash In Bank	201,829	-	201,829
Accounts Receivable - Other	49	-	49
Investments:			
Money Market Account	124,875	-	124,875
SBA Account	288,391	-	288,391
Deposits - Electric	1,900	-	1,900
Fixed Assets			
Buildings	-	341,662	341,662
Improvements Other Than Buildings (IOTB)	-	7,679,714	7,679,714
Equipment and Furniture	-	59,796	59,796
Construction Work In Process	-	100,984	100,984
Bond Issuance Cost	-	204,770	204,770
TOTAL ASSETS	\$ 1,172,130	\$ 8,386,926	\$ 9,559,056
LIABILITIES			
Accounts Payable	\$ 19,472	\$ -	\$ 19,472
Accounts Payable - Other	4,050	-	4,050
Refundable Deposits	550	-	550
TOTAL LIABILITIES	24,072	-	24,072
FUND BALANCES			
Unassigned:	1,148,058	8,386,926	9,534,984
TOTAL FUND BALANCES	1,148,058	8,386,926	9,534,984
TOTAL LIABILITIES & FUND BALANCES	\$ 1,172,130	\$ 8,386,926	\$ 9,559,056

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 28, 2025
 General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 15,000	\$ 854	\$ (14,146)	5.69%
Room Rentals	20,000	-	(20,000)	0.00%
Interest - Tax Collector	-	678	678	0.00%
Rental Income	-	200	200	0.00%
Special Assmnts- Tax Collector	749,913	706,469	(43,444)	94.21%
Other Miscellaneous Revenues	-	14,032	14,032	0.00%
TOTAL REVENUES	784,913	722,233	(62,680)	92.01%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,400	7,600	36.67%
District Counsel	5,000	598	4,402	11.96%
District Engineer	5,000	4,406	594	88.12%
District Manager	65,000	29,838	35,162	45.90%
Auditing Services	6,000	-	6,000	0.00%
Onsite Staff	80,000	50,695	29,305	63.37%
Insurance - General Liability	4,000	3,993	7	99.83%
Public Officials Insurance	5,000	4,998	2	99.96%
Insurance -Property & Casualty	16,000	15,998	2	99.99%
Insurance - Crime	300	-	300	0.00%
Legal Advertising	2,000	-	2,000	0.00%
Bank Fees	100	-	100	0.00%
Dues, Licenses, Subscriptions	3,000	1,394	1,606	46.47%
Total Administration	203,400	116,320	87,080	57.19%
<u>Utility Services</u>				
Telephone/Fax/Internet Services	11,700	4,050	7,650	34.62%
Utility - Water	6,700	2,430	4,270	36.27%
Utility - Electric	108,000	47,324	60,676	43.82%
Garbage Collection	155,000	64,926	90,074	41.89%
Total Utility Services	281,400	118,730	162,670	42.19%
<u>Other Physical Environment</u>				
Contracts-Landscape Consultant	4,680	1,560	3,120	33.33%
Contracts - Landscape	72,000	34,002	37,998	47.23%
R&M-Other Landscape	20,000	17,080	2,920	85.40%
R&M-Lake	19,008	9,177	9,831	48.28%
Landscape - Mulch	15,000	-	15,000	0.00%
Maintenance & Repairs	2,000	460	1,540	23.00%
Irrigation Maintenance	3,000	755	2,245	25.17%

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 28, 2025
 General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Reserve - Undesignated	84,325	-	84,325	0.00%
Total Other Physical Environment	220,013	63,034	156,979	28.65%
<u>Parks and Recreation</u>				
Security Patrol Services	15,000	6,264	8,736	41.76%
Pest Control	1,100	-	1,100	0.00%
Janitorial Services	5,000	-	5,000	0.00%
R&M-Clubhouse	5,000	537	4,463	10.74%
R&M-Pools	15,000	2,885	12,115	19.23%
Pool Furniture repair & replacement	4,000	-	4,000	0.00%
Recreation / Park Facility Maintenance	2,000	-	2,000	0.00%
Security System Monitoring & Maint.	8,000	5,262	2,738	65.78%
Pavement/Signage/Wall Repairs	5,000	-	5,000	0.00%
Holiday Decoration	10,000	11,000	(1,000)	110.00%
Special Events	4,000	3,755	245	93.88%
Community Enhancement Projects	3,000	-	3,000	0.00%
Op Supplies - Clubhouse	3,000	1,273	1,727	42.43%
Total Parks and Recreation	80,100	30,976	49,124	38.67%
TOTAL EXPENDITURES	784,913	329,060	455,853	41.92%
Excess (deficiency) of revenues				
Over (under) expenditures	-	393,173	393,173	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		754,885		
FUND BALANCE, ENDING		\$ 1,148,058		

Bank Account Statement

Northwood CDD

Bank Account No. 4066
Statement No. 02_25

Statement Date 02/28/2025

G/L Account No. 101003 Balance	554,422.67	Statement Balance	564,589.37
		Outstanding Deposits	83,796.22
Positive Adjustments	0.00		
Subtotal	554,422.67	Subtotal	648,385.59
Negative Adjustments	0.00	Outstanding Checks	-93,962.92
Ending G/L Balance	554,422.67	Ending Balance	554,422.67

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
							0.00
02/11/2025		JE000788	Special Assmnts- Tax Collector	Tax Revenue	12,626.75	12,626.75	0.00
02/13/2025	Payment	BD00007	Rental Income	Deposit No. BD00007 -	200.00	200.00	0.00
02/28/2025		JE000829	Other Miscellaneous Revenues	Square Inc.	144.75	144.75	0.00
02/28/2025		JE000829	Other Miscellaneous Revenues	Square Inc.	482.35	482.35	0.00
02/28/2025		JE000829	Other Miscellaneous Revenues	Square Inc.	193.90	193.90	0.00
02/28/2025		JE000829	Other Miscellaneous Revenues	Square Inc.	578.85	578.85	0.00
02/28/2025		JE000829	Other Miscellaneous Revenues	Square Inc.	289.35	289.35	0.00
02/28/2025		JE000829	Other Miscellaneous Revenues	Square Inc.	771.70	771.70	0.00
02/28/2025		JE000829	Other Miscellaneous Revenues	Square Inc.	154.10	154.10	0.00
02/28/2025		JE000829	Other Miscellaneous Revenues	Square Inc.	949.55	949.55	0.00
02/28/2025		JE000829	Other Miscellaneous Revenues	Square Inc.	202.35	202.35	0.00
02/28/2025		JE000829	Other Miscellaneous Revenues	Square Inc.	289.35	289.35	0.00
02/28/2025		JE000829	Other Miscellaneous Revenues	Square Inc.	636.45	636.45	0.00
Total Deposits					17,519.45	17,519.45	0.00

Bank Account Statement

Northwood CDD

Bank Account No. 4066
Statement No. 02_25

Statement Date 02/28/2025

Checks

							0.00
01/21/2025	Payment	100043	ADT SECURITY SERVICES	Inv: 122224-3626	-407.92	-407.92	0.00
01/21/2025	Payment	100048	DECISIONHR IX JOHNSON	Inv: 240056230021, Inv:	-12,809.15	-12,809.15	0.00
02/06/2025	Payment	100049	CONTROLS SECURITY	Inv: 40942382	-1,682.68	-1,682.68	0.00
02/06/2025	Payment	100050	TRULY NOLEN OF AMERICA INC	Inv: 590274274	-112.00	-112.00	0.00
02/06/2025	Payment	100051	STRALEY ROBIN VERICKER	Inv: 25825	-418.50	-418.50	0.00
02/06/2025	Payment	100052	OLM, INC.	Inv: 44430	-390.00	-390.00	0.00
02/06/2025	Payment	100053	AQUATIC WEED CONTROL, INC.	Inv: 104698	-1,684.00	-1,684.00	0.00
02/06/2025	Payment	300019	FRONTIER COMMUNICATION S	Inv: 011325-08-5 ACH	-141.74	-141.74	0.00
02/11/2025	Payment	100054	GPS POOLS	Inv: JANUARY 2025	-950.00	-950.00	0.00
02/21/2025	Payment	300021	WASTE CONNECTIONS	Inv: 7971095W425	-12,760.00	-12,760.00	0.00
02/21/2025	Payment	300023	WASTE CONNECTIONS	Inv: 7972516W425	-100.00	-100.00	0.00
02/21/2025	Payment	DD238	DECISIONHR IX	Payment of Invoice 001742	-3,119.54	-3,119.54	0.00
02/07/2025	Payment	DD239	DECISIONHR IX	Payment of Invoice 001741	-3,228.36	-3,228.36	0.00
02/19/2025	Payment	DD240	FRONTIER COMMUNICATION S	Payment of Invoice 001724	-516.11	-516.11	0.00
02/19/2025	Payment	DD241	TAMPA ELECTRIC COM	Payment of Invoice 001729	-9,454.24	-9,454.24	0.00
02/12/2025	Payment	DD242	TAMPA ELECTRIC COM	Payment of Invoice 001722	-21.32	-21.32	0.00
02/12/2025	Payment	DD243	TAMPA ELECTRIC COM	Payment of Invoice 001723	-32.41	-32.41	0.00
02/11/2025	Payment	DD244	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 001715	-529.99	-529.99	0.00
02/11/2025	Payment	DD245	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 001716	-24.30	-24.30	0.00
02/11/2025	Payment	DD246	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 001721	-33.17	-33.17	0.00
02/20/2025	Payment	DD247	WASTE CONNECTIONS	Payment of Invoice 001736	-166.52	-166.52	0.00
02/28/2025		JE000828	Other Miscellaneous Revenues	Square Inc.	-190.50	-190.50	0.00
02/28/2025		JE000828	Other Miscellaneous Revenues	Square Inc.	-200.00	-200.00	0.00
02/28/2025		JE000828	Other Miscellaneous Revenues	Square Inc.	-400.00	-400.00	0.00
02/28/2025		JE000828	Other Miscellaneous Revenues	Square Inc.	-17.65	-17.65	0.00

Bank Account Statement

Northwood CDD

Bank Account No. 4066
Statement No. 02_25

Statement Date 02/28/2025

Date	Check No.	Description	Payee	Debit	Credit	Balance
02/28/2025	JE000828	Other Miscellaneous Revenues	Square Inc.	-500.00	-500.00	0.00
02/28/2025	JE000830	Op Supplies - Clubhouse	Bank recon Adj bank united CC payment	-575.56	-575.56	0.00
Total Checks				-50,465.66	-50,465.66	0.00

Adjustments

Total Adjustments

Outstanding Checks

06/18/2024	Payment	1067	VOID	Check for Vendor V00203		-1.00
07/15/2024	Payment	1085	MIMIEAUX KILPATRICK	Check for Vendor V00107		-200.00
06/28/2024	Payment	DD156	DECISIONHR IX FRONTIER	Payment of Invoice 001440		-2,860.68
07/17/2024	Payment	DD163	COMMUNICATION S FRONTIER	Payment of Invoice 000922		-129.99
08/17/2024	Payment	DD177	COMMUNICATION S	Payment of Invoice 001504		-125.78
11/25/2024	Payment	DD206	BANK UNITED CC PMT	Payment of Invoice 001594		-506.61
11/25/2024	Payment	DD210	TAMPA ELECTRIC COM	Payment of Invoice 001615		-9,207.22
11/25/2024	Payment	DD212	WASTE CONNECTIONS	Payment of Invoice 001616		-202.92
11/12/2024		JE000714	Electricity - Gate	Bank recon adj Tecu utility		-34.23
11/12/2024		JE000716	Electricity - Gate	Bank recon adj Tecu utility		-22.31
11/13/2024		JE000718	Utility - Water	Bank recon adj pasco		-478.59
11/13/2024		JE000720	Utility - Water	Bank recon adj pasco		-33.17
12/09/2024	Payment	100022	PAPER MAJK DESIGN & EVENTS LLC	Inv: 2589560		-250.00
11/29/2024	Payment	DD213	DECISIONHR IX	Payment of Invoice 001627		-3,295.13
11/29/2024	Payment	DD214	DECISIONHR IX	Payment of Invoice 001628		-3,221.80
11/29/2024	Payment	DD215	DECISIONHR IX FRONTIER	Payment of Invoice 001629		-3,051.17
11/29/2024	Payment	DD216	COMMUNICATION S FRONTIER	Payment of Invoice 001624		-516.11
11/29/2024	Payment	DD217	COMMUNICATION S FRONTIER	Payment of Invoice 001625		-131.49
11/29/2024	Payment	DD218	COMMUNICATION S FRONTIER	Payment of Invoice 001626		-89.99
12/23/2024	Payment	100031	PAPER MAJK DESIGN & EVENTS LLC	Inv: 289560		-250.00
12/23/2024	Payment	300000	FRONTIER COMMUNICATION S	Inv: 1155-072408- 5 ACH		-141.49
12/23/2024	Payment	300003	FRONTIER COMMUNICATION S	Inv: 1155-111324 ACH		-141.49

Bank Account Statement

Northwood CDD

Bank Account No. 4066
Statement No. 02_25

Statement Date 02/28/2025

Date	Type	Account No.	Description	Reference	Amount
12/23/2024	Payment	300005	FRONTIER COMMUNICATION S	Inv: 0644-112624 ACH	-516.11
12/23/2024	Payment	300009	DECISIONHR IX	Inv: 240056230022 - ACH	-2,783.57
11/20/2024	Payment	DD221	WASTE CONNECTIONS	Payment of Invoice 001637	-12,830.00
11/20/2024	Payment	DD222	WASTE CONNECTIONS	Payment of Invoice 001638	-70.00
12/27/2024	Payment	300013	PASCO COUNTY UTILITIES SERVICE	Inv: 21582121 ACH	-550.55
12/27/2024	Payment	300014	PASCO COUNTY UTILITIES SERVICE	Inv: 21581245 ACH	-30.78
12/31/2024		JE000757	Telephone/Fax/Internet Services	Bank recon adj frontier	-89.99
12/20/2024	Payment	DD226	WASTE CONNECTIONS	Payment of Invoice 001675	-12,760.00
12/20/2024	Payment	DD227	WASTE CONNECTIONS	Payment of Invoice 001676	-164.44
12/13/2024	Payment	DD228	DECISIONHR IX	Payment of Invoice 001692	-3,479.99
12/13/2024	Payment	DD229	DECISIONHR IX	Payment of Invoice 001693	-3,081.20
01/31/2025	Payment	DD232	TAMPA ELECTRIC COM	Payment of Invoice 001683	-23.08
01/31/2025	Payment	DD234	TAMPA ELECTRIC COM	Payment of Invoice 001694	-9,362.17
02/06/2025	Payment	300018	WASTE CONNECTIONS	Inv: 7916687W425	-50.00
02/21/2025	Payment	300022	WASTE CONNECTIONS	Inv: 1837220W426	-164.44
02/25/2025	Payment	100055	JOHNSON CONTROLS SECURITY	Inv: 020925-5103	-1,971.12
02/27/2025	Payment	1157	BARBARA CRUZ	Check for Vendor V00163	-200.00
02/27/2025	Payment	1158	BRIAN MUNARI	Check for Vendor V00184	-400.00
02/27/2025	Payment	1159	BRIAN QUIGLEY	Check for Vendor V00155	-200.00
02/27/2025	Payment	1160	GERSSON G. PEREZ	Check for Vendor V00194	-400.00
02/27/2025	Payment	1161	MIMIEAUX KILPATRICK	Check for Vendor V00107	-400.00
01/25/2025	Payment	DD235	BANK UNITED CC PMT	Payment of Invoice 001740	-184.04
01/10/2025	Payment	DD236	DECISIONHR IX	Payment of Invoice 001743	-3,134.16
01/24/2025	Payment	DD237	DECISIONHR IX	Payment of Invoice 001744	-3,466.11
02/20/2025	Payment	DD248	WASTE CONNECTIONS	Payment of Invoice 001739	-12,760.00
Total Outstanding Checks					-93,962.92

Outstanding Deposits

12/01/2024	JE000709	Reverse bank recon adj	3,295.13
12/01/2024	JE000711	Reverse Bank recon adj	70.00
12/01/2024	JE000713	Reverse Bank recon adj	131.49
12/01/2024	JE000715	Reverse Bank recon adj	34.23
12/01/2024	JE000717	Reverse Bank recon adj	22.31
12/01/2024	JE000719	Reverse Bank recon adj	478.59
12/01/2024	JE000721	Reverse Bank recon adj	33.17
12/01/2024	JE000723	Reverse bank recon adj	3,221.80
12/01/2024	JE000725	Reverse Bank recon adj	516.11

Bank Account Statement

Northwood CDD

Bank Account No. 4066

Statement No. 02_25

Statement Date

02/28/2025

Date	Transaction ID	Description	Amount
12/01/2024	JE000727	Reverse Bank recon adj	9,207.22
12/01/2024	JE000729	Reverse Bank recon adj	202.92
12/01/2024	JE000731	Reverse Bank recon adj	12,830.00
12/01/2024	JE000733	Reverse Bank recon adj	506.61
12/01/2024	JE000735	Reverse bank recon adj	784.35
12/01/2024	JE000737	Reverse bank recon adj	3,051.17
01/01/2025	JE000758	Reverse Bank recon adj	89.99
01/01/2025	JE000760	Reverse Bank recon adj	3,479.99
01/01/2025	JE000762	Reverse Bank recon adj	3,081.20
01/01/2025	JE000764	Reverse Bank recon adj	12,760.00
01/01/2025	JE000766	Reverse Bank recon adj	164.44
02/01/2025	JE000795	Reverse Bank recon Adj	50.00
02/01/2025	JE000797	Reverse Bank recon Adj	141.49
02/01/2025	JE000799	Reverse Bank recon Adj	30.78
02/01/2025	JE000801	Reverse Bank recon Adj	550.55
02/01/2025	JE000803	Reverse Bank recon Adj	3,134.16
02/01/2025	JE000805	Reverse Bank recon Adj	18.62
02/01/2025	JE000807	Reverse Bank recon Adj	164.44
02/01/2025	JE000809	Reverse Bank recon Adj	12,760.00
02/01/2025	JE000811	Reverse Bank recon Adj	3,466.11
02/01/2025	JE000813	Bank recon Adj Fronteir	89.99
02/01/2025	JE000815	Reverse Bank recon Adj	184.04
02/01/2025	JE000817	Reverse Bank recon Adj	9,245.32
Total Outstanding Deposits			83,796.22

Bank Account Statement

Northwood CDD

Bank Account No. 4615
Statement No. 02_25

Statement Date 02/28/2025

G/L Account No. 101004 Balance	201,828.72	Statement Balance	201,828.72
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	201,828.72	Subtotal	201,828.72
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	201,828.72	Ending Balance	201,828.72

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/28/2025		JE000827	Interest - Investments	Interest Earned	655.88	655.88	0.00
Total Deposits					655.88	655.88	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Northwood CDD

Bank Account No. 4139
Statement No. 02_25

Statement Date 02/28/2025

G/L Account No. 151000 Balance	124,875.34	Statement Balance	124,875.34
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	124,875.34
Subtotal	124,875.34	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	124,875.34
Ending G/L Balance	124,875.34		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/28/2025		JE000826	Interest - Investments	Interest Earned	381.91	381.91	0.00
Total Deposits					381.91	381.91	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							


P.O. Box 521599 Miami, FL 33152-1599


>000169 8367054 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607


Statement Date: February 28, 2025

Account Number: *****4066

Customer Service Information

 Client Care: 877-779-BANK (2265)

 Web Site: www.bankunited.com

 Bank Address: BankUnited
P.O. Box 521599
Miami, FL 33152-1599



Customer Message Center

Please reference Statement Message section for important information regarding new business fees, effective March 1, 2025.

PUBLIC FUND ANALYSIS CHECKING Account ***4066**

Account Summary

Statement Balance as of 01/31/2025			\$597,535.58
Plus	14	Deposits and Other Credits	\$17,519.45
Less	27	Withdrawals, Checks, and Other Debits	\$50,465.66
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 02/28/2025			\$564,589.37

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
02/03/2025	Square Inc SQ250203 Eric Davidson		\$636.45	\$598,172.03
02/04/2025	Square Inc SQ250204 T3J0QA5ZVEZ4FH1 Eric Davidson	\$190.50		\$597,981.53
02/05/2025	Square Inc SQ250205 Eric Davidson		\$289.35	\$598,270.88
02/06/2025	Square Inc SQ250206 Eric Davidson		\$202.35	\$598,473.23
02/06/2025	WASTE CONNECTION WEB_PAY	\$100.00		\$598,373.23

Statement Date: February 28, 2025
Account Number: *****4066

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	93694245020425 NORTHWOOD CDD			
02/07/2025	CHECK #100043	\$407.92		\$597,965.31
02/07/2025	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,228.36		\$594,736.95
02/07/2025	FRONTIER COMMUNI BILL PAY 20728766601 NORTHWOOD CDD	\$141.74		\$594,595.21
02/07/2025	AVIDPAY SERVICE AVIDPAY CK100050 NORTHWOOD CDD	\$112.00		\$594,483.21
02/10/2025	Square Inc SQ250210 Eric Davidson		\$949.55	\$595,432.76
02/10/2025	Square Inc SQ250210 Eric Davidson		\$154.10	\$595,586.86
02/11/2025	Square Inc SQ250211 Eric Davidson		\$771.70	\$596,358.56
02/12/2025	PASCOTAX TAX ACC 00000000024406 NORTHWOOD CDD		\$636.27	\$596,994.83
02/12/2025	PASCOTAX TAX ACC 00000000024406 NORTHWOOD CDD		\$11,990.48	\$608,985.31
02/12/2025	Square Inc SQ250212 Eric Davidson		\$289.35	\$609,274.66
02/12/2025	CHECK #100048	\$12,809.15		\$596,465.51
02/12/2025	CHECK #100051	\$418.50		\$596,047.01
02/13/2025	Customer Deposit		\$200.00	\$596,247.01
02/13/2025	Square Inc SQ250213 Eric Davidson		\$578.85	\$596,825.86
02/13/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$24.30		\$596,801.56
02/13/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$33.17		\$596,768.39

Statement Date: February 28, 2025

Account Number: *****4066

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
02/13/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$529.99		\$596,238.40
02/13/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$32.41		\$596,205.99
02/13/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$21.32		\$596,184.67
02/14/2025	CHECK #100053	\$1,684.00		\$594,500.67
02/18/2025	Square Inc SQ250217 Eric Davidson		\$193.90	\$594,694.57
02/18/2025	Square Inc SQ250218 T3FN27GMWY7DDSX Eric Davidson	\$200.00		\$594,494.57
02/19/2025	Square Inc SQ250219 T3ZE2MXWCNMB0CW Eric Davidson	\$400.00		\$594,094.57
02/20/2025	Square Inc SQ250220 Eric Davidson		\$482.35	\$594,576.92
02/20/2025	CHECK #100054	\$950.00		\$593,626.92
02/20/2025	FRONTIER COMMUNI BILL PAY 20757948621 NORTHWOOD CDD	\$516.11		\$593,110.81
02/21/2025	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,119.54		\$589,991.27
02/24/2025	Square Inc SQ250224 T3A7VF6PCWA0YKX Eric Davidson	\$17.65		\$589,973.62
02/24/2025	WASTE CONNECTION WEB_PAY 94044238022125 NORTHWOOD CDD	\$166.52		\$589,807.10
02/24/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$9,454.24		\$580,352.86
02/25/2025	Square Inc SQ250225 Eric Davidson		\$144.75	\$580,497.61
02/25/2025	WASTE CONNECTION WEB_PAY	\$12,760.00		\$567,737.61

Statement Date: February 28, 2025
Account Number: *****4066

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	94039455022125 NORTHWOOD CDD			
02/26/2025	Square Inc SQ250226 T3AHE76F2DC3AD5 Eric Davidson	\$500.00		\$567,237.61
02/26/2025	CHECK #100049	\$1,682.68		\$565,554.93
02/27/2025	BANKUNITED, N.A. BU CC PMT 043000093912272 NORTHWOOD COMMUNITY	\$575.56		\$564,979.37
02/28/2025	CHECK #100052	\$390.00		\$564,589.37

Check Transactions

Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
██████	02/07	\$407.92	100051*	02/12	\$418.50	100054	02/20	\$950.00
██████	02/12	\$12,809.15	100052	02/28	\$390.00			
██████	02/26	\$1,682.68	100053	02/14	\$1,684.00			

Items denoted with an "*" indicate processed checks out of sequence.

Balances by Date

Date	Balance	Date	Balance	Date	Balance	Date	Balance
01/31	\$597,535.58	02/07	\$594,483.21	02/14	\$594,500.67	02/24	\$580,352.86
02/03	\$598,172.03	02/10	\$595,586.86	02/18	\$594,494.57	02/25	\$567,737.61
02/04	\$597,981.53	02/11	\$596,358.56	02/19	\$594,094.57	02/26	\$565,554.93
02/05	\$598,270.88	02/12	\$596,047.01	02/20	\$593,110.81	02/27	\$564,979.37
02/06	\$598,373.23	02/13	\$596,184.67	02/21	\$589,991.27	02/28	\$564,589.37

Other Balances

Minimum Balance this Statement Period	\$564,589.37
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Statement Date: February 28, 2025

Account Number: *****4066



Effective March 1, 2025, our Business Schedule of Fees will change. New fees can be reviewed at <https://www.bankunited.com/docs/default-source/business-documents/business-schedule-of-fees>. Analysis items may also be impacted, and all changes will be reflected on your statement. If you have any questions, please contact Client Care at 1-877-779-2265 or your Treasury Solutions Officer. We appreciate your business and look forward to continuing to serve your financial needs.

Statement Date: February 28, 2025

Account Number: *****4066

If your account does not balance please check the following carefully:

Have you entered the amount of each check in your checkbook register?

Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?

Have you checked all additions and subtractions in your checkbook register?

Have you carried the correct balance forward when starting a new page in your checkbook register?

**IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:
PLEASE CALL (TOLL FREE) 1-877-779-BANK (2265) OR WRITE US AT:**

BankUnited Operations / EFT Error
7815 NW 148th ST, Miami Lakes, FL 33016

For Consumer Customers Only

Please contact us if you think your statement is wrong or if you need additional information about a transaction. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need further information.
3. Tell us the dollar amount of the suspected error.

You may be required to put your request in writing. We will investigate your complaint and will correct any error promptly.

For Electronic Funds Transfers, if we take more than 10 business days to investigate and correct the error, (20 business days if you are a new customer for electronic funds transfers occurring during the first 30 days after the first deposit is made to your account), we will recredit your consumer account for the amount you think is in error (plus interest if your account earns interest), so that you will have the use of the money during the time it takes us to complete our investigation.

For Substitute Checks, if we take more than 10 business days to investigate and correct the error, we will recredit your consumer account for the amount of loss up to the lesser of \$2,500.00 (plus interest if your account earns interest) or the amount of the substitute check. If your account is new (30 days from the date your account was established), has been subject to repeated overdrafts, or we believe the claim is fraudulent, we may delay the availability of recredited funds until we determine the claim is valid or until the 45th day after the claim was submitted.



0000098

NORTHWOOD CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

BankUnited
2895 University Drive
Coral Springs, FL 33065

DATE: 01/21/2025

PAY TO: ADT SECURITY SERVICES
THE ORDER OF: Four Hundred Seven Dollars and Ninety-Two Cents

\$ 407.92 DOLLARS

memo: Act 1746326 Inv 1227943626

BankUnited Signature

02/07/2025 \$407.92

NORTHWOOD CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

BankUnited
2895 University Drive
Coral Springs, FL 33065

DATE: 01/21/2025

PAY TO: DECISIONHR IX
THE ORDER OF: Twelve Thousand Eight Hundred Nine Dollars and Fifteen Cents

\$ 12,809.15 DOLLARS

memo: See Check Stub for Reference Info

BankUnited Signature

02/12/2025 \$12,809.15

NORTHWOOD CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

BankUnited
2895 University Drive
Coral Springs, FL 33065

DATE: 02/06/2025

PAY TO: JOHNSON CONTROLS SECURITY
THE ORDER OF: One Thousand Six Hundred Eighty-Two Dollars and Sixty-Eight Cents

\$ 1,682.68 DOLLARS

memo: Act 01300117665103 Inv 40942382

BankUnited Signature

02/26/2025 \$1,682.68

NORTHWOOD CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

BankUnited
2895 University Drive
Coral Springs, FL 33065

DATE: 02/06/2025

PAY TO: STRALEY ROBIN VERICKER
THE ORDER OF: Four Hundred Eighteen Dollars and Fifty Cents

\$ 418.50 DOLLARS

memo: Act 001026 Inv 21925

BankUnited Signature

02/12/2025 \$418.50

NORTHWOOD CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

BankUnited
2895 University Drive
Coral Springs, FL 33065

DATE: 02/06/2025

PAY TO: OLM, INC
THE ORDER OF: Three Hundred Ninety Dollars and Zero Cents

\$ 390.00 DOLLARS

memo: Inv 44430

BankUnited Signature

02/28/2025 \$390.00

NORTHWOOD CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

BankUnited
2895 University Drive
Coral Springs, FL 33065

DATE: 02/06/2025

PAY TO: AQUATIC WEED CONTROL, INC.
THE ORDER OF: One Thousand Six Hundred Eighty-Four Dollars and Zero Cents

\$ 1,684.00 DOLLARS

memo: Inv 16496

BankUnited Signature

02/14/2025 \$1,684.00

NORTHWOOD CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

BankUnited
2895 University Drive
Coral Springs, FL 33065

DATE: 02/11/2025

PAY TO: GPS POOLS
THE ORDER OF: Nine Hundred Fifty Dollars and Zero Cents

\$ 950.00 DOLLARS

memo: Inv JANUARY 2025

BankUnited Signature

2/20/2025 \$950.00



BankUnited

We appreciate your business.


P.O. Box 521599 Miami, FL 33152-1599


>003061 8332442 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607


Statement Date: February 28, 2025

Account Number: *****4139

Customer Service Information

 Client Care: 877-779-BANK (2265)

 Web Site: www.bankunited.com

 Bank Address: BankUnited
P.O. Box 521599
Miami, FL 33152-1599



Customer Message Center

Please reference Statement Message section for important information regarding new business fees, effective March 1, 2025.

PF RELATIONSHIP PRICED MMA Account ***4139**

Account Summary

Statement Balance as of 01/31/2025			\$124,493.43
Plus	0	Deposits and Other Credits	\$0.00
Less	0	Withdrawals, Checks, and Other Debits	\$0.00
Less		Service Charge	\$0.00
Plus		Interest Paid	\$381.91
Statement Balance as of 02/28/2025			\$124,875.34

Interest Summary

Interest Paid this Statement Period	\$381.91
Interest Paid Year to Date	\$803.31
Interest Paid Prior Year 2024	\$6,022.32
Interest Withheld Prior Year 2024	\$0.00

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
02/28/2025	Interest Paid		\$381.91	\$124,875.34

Statement Date: February 28, 2025
Account Number: *****4139

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
01/31	\$124,493.43	02/28	\$124,875.34

Other Balances

Minimum Balance this Statement Period	\$124,493.43
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Effective March 1, 2025, our Business Schedule of Fees will change. New fees can be reviewed at <https://www.bankunited.com/docs/default-source/business-documents/business-schedule-of-fees>. Analysis items may also be impacted, and all changes will be reflected on your statement. If you have any questions, please contact Client Care at 1-877-779-2265 or your Treasury Solutions Officer. We appreciate your business and look forward to continuing to serve your financial needs.

Statement Date: February 28, 2025

Account Number: *****4139

If your account does not balance please check the following carefully:

Have you entered the amount of each check in your checkbook register?

Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?

Have you checked all additions and subtractions in your checkbook register?

Have you carried the correct balance forward when starting a new page in your checkbook register?

**IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:
PLEASE CALL (TOLL FREE) 1-877-779-BANK (2265) OR WRITE US AT:**BankUnited Operations / EFT Error
7815 NW 148th ST, Miami Lakes, FL 33016**For Consumer Customers Only**

Please contact us if you think your statement is wrong or if you need additional information about a transaction. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need further information.
3. Tell us the dollar amount of the suspected error.

You may be required to put your request in writing. We will investigate your complaint and will correct any error promptly.

For Electronic Funds Transfers, if we take more than 10 business days to investigate and correct the error, (20 business days if you are a new customer for electronic funds transfers occurring during the first 30 days after the first deposit is made to your account), we will recredit your consumer account for the amount you think is in error (plus interest if your account earns interest), so that you will have the use of the money during the time it takes us to complete our investigation.

For Substitute Checks, if we take more than 10 business days to investigate and correct the error, we will recredit your consumer account for the amount of loss up to the lesser of \$2,500.00 (plus interest if your account earns interest) or the amount of the substitute check. If your account is new (30 days from the date your account was established), has been subject to repeated overdrafts, or we believe the claim is fraudulent, we may delay the availability of recredited funds until we determine the claim is valid or until the 45th day after the claim was submitted.





BankUnited

We appreciate your business.



P.O. Box 558
Wayne, NJ 07474-0558

Last Statement:
Statement Ending:
Page:

Agenda Page 129
February 31, 2025
February 28, 2025
1 of 2

3894 M0656DDA030125072432 08 000000000 225164 002



NORTHWOOD COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 300
TAMPA FL 33607

- Email: contactus@valley.com
- Visit Us Online: www.valley.com
- Mail To: 1720 Route 23, Wayne, NJ 07470

25164 0779935 0001-0002 8514734615 225164

Account Statement

GOVERNMENT CHECKING - XXXXXX4615

SUMMARY FOR THE PERIOD: 02/01/25 - 02/28/25

NORTHWOOD COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$201,172.84		\$655.88		\$0.00		\$201,828.72

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$201,172.84
02/28	INTEREST CREDIT		\$655.88	\$201,828.72
Ending Balance				\$201,828.72

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$201,172.00	Annual % Yield Earned	4.33%
Year-to-Date Interest Paid	\$1,380.79	Interest Paid	\$655.88

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00





P.O. Box 558
Wayne, NJ 07474-0558

To Reconcile Your Account

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
5 Balance (3 less 4 should equal checkbook balance)	

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

B. Under Applicable State Law

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For additional terms and conditions applicable to your account statement, please refer to your account agreement.



25164 0779936 0002-0002 8514734615 225164



NORTHWOOD CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
AQUATIC WEED CONTROL, INC.	1/10/2025	104698	\$1,684.00	\$1,684.00	WATERWAY MAINT.
FRONTIER COMMUNICATIONS	1/13/2025	011325-08-5 ACH	\$141.74	\$141.74	PHONE
FRONTIER COMMUNICATIONS	1/4/2025	010425-22-5 ACH	\$89.99	\$89.99	PHONE
FRONTIER COMMUNICATIONS	1/26/2025	012625-23-5	\$516.11	\$516.11	PHONE
WASTE CONNECTIONS	1/20/2025	7971095W425	\$12,760.00	\$12,760.00	GARBAGE
Monthly Contract Subtotal			\$15,191.84	\$15,191.84	
Variable Contract					
BARBARA CRUZ	2/4/2025	BC 020425	\$200.00	\$200.00	SUPERVISOR FEE
BRIAN MUNARI	2/4/2025	BM 020425	\$200.00	\$200.00	SUPERVISOR FEE
BRIAN MUNARI	2/24/2025	BM 022425	\$200.00	\$200.00	BOARD 2/24/25
BRIAN QUIGLEY	2/4/2025	BQ 020425	\$200.00	\$200.00	Supervisor Fees 020425
GERSSON G. PEREZ	2/4/2025	GP 020425	\$200.00	\$200.00	SUPERVISOR FEE
GERSSON G. PEREZ	2/24/2025	GP 022425	\$200.00	\$200.00	BOARD 2/24/25
MIMIEAUX KILPATRICK	2/4/2025	MK 020425	\$200.00	\$200.00	SUPERVISOR FEE
MIMIEAUX KILPATRICK	2/24/2025	MK 022425	\$200.00	\$200.00	BOARD 2/24/25
OLM, INC.	1/13/2025	44430	\$390.00	\$390.00	LANDSCAPE INSPECTION
Variable Contract Subtotal			\$1,990.00	\$1,990.00	
Utilities					
PASCO COUNTY UTILITIES SERVICE	1/23/2025	21764154	\$529.99	\$529.99	Utility-Water
PASCO COUNTY UTILITIES SERVICE	1/23/2025	21763282	\$24.30	\$24.30	Utility-Water
PASCO COUNTY UTILITIES SERVICE	1/23/2025	21764057	\$33.17	\$33.17	Utility-Water-01/23-02/11
TAMPA ELECTRIC COM	1/22/2025	012225-4130	\$21.32	\$21.32	ELECTRIC

NORTHWOOD CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TAMPA ELECTRIC COM	1/22/2025	012225-1545	\$32.41	\$32.41	ELECTRIC
Utilities Subtotal			\$641.19	\$641.19	
Regular Services					
JOHNSON CONTROLS SECURITY	1/11/2025	40942382	\$1,682.68	\$1,682.68	QUARTERLY BILLING
JOHNSON CONTROLS SECURITY	2/9/2025	020925-5103	\$1,971.12	\$1,971.12	QUARTERLY BILLING
SPEAREM ENTERPRISES	1/23/2025	6183	\$600.00	\$600.00	Event Cleaning
STRALEY ROBIN VERICKER	1/14/2025	25825	\$418.50	\$418.50	PROF SVCS THRU NOV 2024
TRULY NOLEN OF AMERICA INC	1/21/2025	590274419	\$67.00	\$67.00	Pest Control
Regular Services Subtotal			\$4,739.30	\$4,739.30	
TOTAL					
			\$22,562.33	\$22,562.33	



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
1/10/2025	104698

Bill To
Northwood CDD c/o Inframark 2005 Pan Am Cir, Unit 120 Tampa, FL 33067

Customer P.O. No.	Payment Terms	Due Date
	Net 30	2/9/2025

Description	Amount
Monthly waterway service for (27) ponds associated with Northwood CDD for shoreline & brush for the month this invoice is dated.	1,584.00
Trash Pick up	100.00

Thank you for your business.

Total	\$1,684.00
Payments/Credits	\$0.00
Balance Due	\$1,684.00



NORTHWOOD CDD

Page 1 of 4



Your Monthly Invoice

Account Summary

New Charges Due Date	2/06/25
Billing Date	1/13/25
Account Number	813-991-1155-072408-5
PIN	7607
Previous Balance	141.49
Payments Received Thru 1/06/25	-141.49
Thank you for your payment!	
Balance Forward	.00
New Charges	141.74
Total Amount Due	\$141.74



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WAYS TO PAY YOUR BILL

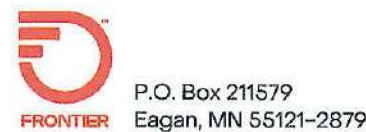
 frontier.com/signupforautopay

 **800-801-6652**

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NORTHWOOD CDD
2005 PAN AM CIR
ST 300
TAMPA FL 33607-2380





Date of Bill 1/13/25
Account Number 813-991-1155-072408-5

CURRENT BILLING SUMMARY

Table with columns: Qty Description, Charge, and Total. Includes rows for Basic Charges, Non Basic Charges, and Toll/Other, ending with a TOTAL of 141.74.

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities.

Beginning January 1, 2025, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 35.8% to 36.3% of the taxable interstate and international portions of your phone bill.



CIRCUIT ID DETAIL

10/KQXA/470055/ /VZFL



Your Monthly Invoice

Account Summary

New Charges Due Date	1/28/25
Billing Date	1/04/25
Account Number	813-994-6341-040422-5
PIN	1025
Previous Balance	89.99
Payments Received Thru 12/30/24	-89.99
Thank you for your payment!	
Balance Forward	.00
New Charges	89.99
Total Amount Due	\$89.99



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 **800-801-6652**

MyFrontier app



P.O. Box 211579
Eagan, MN 55121-2879

6790 0007 NO RP 04 01062025 NNNNNNNN 01 000224 0001

NORTHWOOD CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529



You are all set with Auto Pay! To review your account, go to frontier.com or MyFrontier mobile app.



NORTHWOOD CDD

Agenda Page 137

Page 3 of 4

Date of Bill
Account Number

1/04/25
813-994-6341-040422-5

CURRENT BILLING SUMMARY

Local Service from 01/04/25 to 02/03/25

Qty Description 813/994-6341.0

Non Basic Charges

Business Fiber Internet 700/700M

Total Non Basic Charges

TOTAL 89.99

Charge

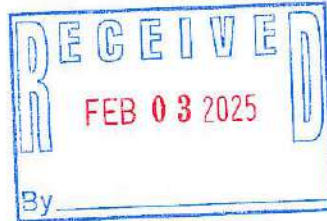
89.99

89.99

CUSTOMER TALK

Beginning with your next bill, your Business Fiber Internet 700/700 charge will increase by \$10.00 per month, per line. Questions? Please contact customer service.





Your Monthly Invoice

Account Summary

New Charges Due Date	2/19/25
Billing Date	1/26/25
Account Number	813-197-0644-052523-5
PIN	1531
Previous Balance	516.11
Payments Received Thru 1/21/25	-516.11
Thank you for your payment!	
Balance Forward	.00
New Charges	516.11
Total Amount Due	\$516.11



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TO PAY
YOUR
BILL**



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P.O. Box 211579
Eagan, MN 55121-2879

6790 0007 NO RP 26 01272025 NNNNNNNN 01 000121 0001

NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008





NORTHWOOD CDD

Date of Bill
Account Number

1/26/25
813-197-0644-052523-5

CURRENT BILLING SUMMARY

Qty Description	813/197-0644.0	Charge
Local Service from 01/26/25 to 02/25/25		
Non Basic Charges		
Dedicated Internet Access (DIA) 200 Mbps		516.11
Total Non Basic Charges		516.11
TOTAL		516.11

CIRCUIT ID DETAIL

65/CUXP/981715/ /FTNC/		
200 Mbps DIA SVC		516.11
27248 Big Sur Dr We		
CUSTOMER NID		
27248 Big Sur Dr Wesley Chapel		
CUSTOMER PREMISE		
65/LIXN/981716/ /FTNC/		
27248 Big Sur Dr We		
CUSTOMER NID		
27248 Big Sur Dr Wesley Chapel		
CUSTOMER PREMISE		





WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY FL 34653-3667
DISTRICT NO. 6425

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

Agenda Page 140
6425-031158
7971095W425
01/20/25
Upon Receipt

NORTHWOOD CDD C/O DISTRICT MANAGEMENT SE
2005 PAN AM CIR SUITE # 300
TAMPA FL 33607

FOR ASSISTANCE
Customer Service (727) 847-9100
Fax (727) 841-8539
One Time Payments (800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 00265443	
	Service Location	NORTHWOOD CDD
	Acct #031158-0001	27248 BIG SPUR DR WESLEY CHAPEL,
01/20/25	638@20.00	1.00 0.45YD \$ 12,760.00
	2/1/2025-2/28/2025	\$ 12,760.00
	Invoice Total	\$ 12,760.00
	Account Balance	\$ 12,760.00

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

To avoid late fees, payment must be posted to your account within 30 days of your invoice date.
Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

Please remit to the address below and return your remit stub with your payment.



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY FL 34653-3667

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6425-031158
7971095W425
01/20/25
Upon Receipt

Do Not Pay - Auto Pay Enabled

AB 01 001511 06351 H 6 A

NORTHWOOD CDD C/O DISTRICT MANAGEMENT SE
2005 PAN AM CIR SUITE # 300
TAMPA FL 33607-6008



WRITE IN AMOUNT PAID \$

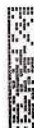
TO CHANGE ADDRESS
Check here and complete the information on the reverse side.

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH PA 15253-5233



6425 00000000000000000000X0311585 000012760000000000000000007971095 3

001511 1/1
3341





OLM, Inc.
 PO Box 440725
 Kennesaw, GA 30160
 +17704200900
 mlimbaugh@olminc.com
 www.olminc.com

BILL TO
 NORTHWOOD CDD
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

INVOICE 44430

DATE 01/13/2025 TERMS Net 30

DUE DATE 02/12/2025

DATE	ACTIVITY	DESCRIPTION	AMOUNT
01/08/2025	Inspection	monthly landscape inspection conducted at Northwood CDD by Paul Woods	390.00

Please include invoice number on all payments.

TOTAL DUE

\$390.00



PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34856-2139

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



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

1148 0 1
 46-97213

NORTHWOOD COMMUNITY DEV DISTRICT

Service Address: **27248 BIG SUR DR**

Bill Number: 21764154

Billing Date: 1/23/2025

Billing Period: 12/10/2024 to 1/8/2025

Account #	Customer #
0519410	01058581
Please use the 15-digit number below when making a payment through your bank	
051941001058581	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08776192	12/10/2024	4469	1/8/2025	4510	29	41

Usage History

Month	Usage
January 2025	41
December 2024	43
November 2024	30
October 2024	36
September 2024	8
August 2024	11
July 2024	19
June 2024	26
May 2024	12
April 2024	13
March 2024	21
February 2024	7

Transactions

Previous Bill	550.55
Payment 01/06/25	-550.55 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.80
Water Tier 1	25.0 Thousand Gals X \$2.10 = 52.50
Water Tier 2	16.0 Thousand Gals X \$3.34 = 53.44
Sewer	
Sewer Base Charge	99.71
Sewer Charges	41.0 Thousand Gals X \$6.94 = 284.54
Total Current Transactions	529.99
TOTAL BALANCE DUE	\$529.99



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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



Account #	0519410
Customer #	01058581
Balance Forward	0.00
Current Transactions	529.99
Total Balance Due	\$529.99
Due Date	2/11/2025

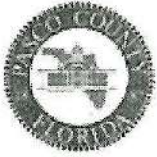
10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 02/11/2025.

NORTHWOOD COMMUNITY DEV DISTRICT
 2005 PAN AM CIRCLE STE 120
 TAMPA FL 33607-2359

PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34856-2139

010585814051941082176415440000529994



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

Agenda Page 143



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 Pay By Phone: 1-855-786-5344

1150 0 1
 46-97213

NORTHWOOD COMMUNITY DEV DISTRICT

Service Address: **0 BIG SUR DR**

Bill Number: 21763282

Billing Date: 1/23/2025

Billing Period: 12/10/2024 to 1/8/2025

Account #	Customer #
0011045	01272114
Please use the 15-digit number below when making a payment through your bank	
001104501272114	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17477044	12/10/2024	3556	1/8/2025	3586	29	30

Usage History

Reclaimed

January 2025	30
December 2024	38
November 2024	32
October 2024	0
September 2024	37
August 2024	46
July 2024	75
June 2024	27
May 2024	30
April 2024	35
March 2024	18
February 2024	8

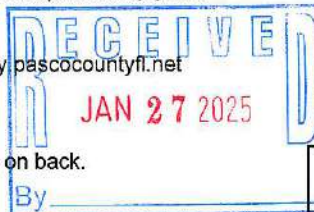
Transactions

Previous Bill	30.78
Payment 01/06/25	-30.78 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	30 Thousand Gals X \$0.81 24.30
Total Current Transactions	24.30
TOTAL BALANCE DUE	\$24.30



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net



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

Account #	0011045
Customer #	01272114
Balance Forward	0.00
Current Transactions	24.30

Total Balance Due	\$24.30
Due Date	2/11/2025

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

The Total Due will be electronically transferred on 02/11/2025.

NORTHWOOD COMMUNITY DEV DISTRICT
 2005 PAN AM CIRCLE STE 300
 TAMPA FL 33607

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

012721140001104532176328210000024301



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

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



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

1149 0 1
 46-97213

NORTHWOOD CDD

Service Address: **1406 CALADESI DR**

Bill Number: 21764057

Billing Date: 1/23/2025

Billing Period: 12/10/2024 to 1/8/2025

Account #	Customer #
0518910	01307961
Please use the 15-digit number below when making a payment through your bank	
051891001307961	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	210913537	12/10/2024	6	1/8/2025	6	29	0
Reclaim	200552990	12/10/2024	1095	1/8/2025	1095	29	0

Usage History

	Water	Reclaimed
January 2025	0	0
December 2024	0	0
November 2024	0	0
October 2024	0	0
September 2024	0	1
August 2024	0	10
July 2024	0	10
June 2024	0	10
May 2024	1	9
April 2024	0	5
March 2024	0	0
February 2024	0	23

Transactions

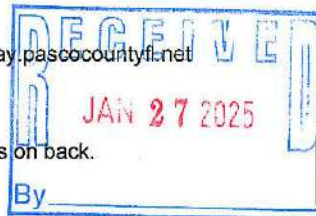
Previous Bill	33.17
Payment 01/06/25	-33.17 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.60
Sewer	
Sewer Base Charge	22.57
Total Current Transactions	33.17
TOTAL BALANCE DUE	\$33.17



Please return this portion with payment

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



Account # 0518910
 Customer # 01307961
 Balance Forward 0.00
 Current Transactions 33.17

Total Balance Due \$33.17
Due Date 2/11/2025

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

The Total Due will be electronically transferred on 02/11/2025.

NORTHWOOD CDD
 2005 PAN AM CIRCLE STE 120
 TAMPA FL 33607-2380

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

013079619051891002176405760000033176



NORTHWOOD CDD
27415 COUNTY LINE RD, SIGN
WESLEY CHAPEL, FL 33543

Statement Date: January 22, 2025
Agenda Page 145

Amount Due: \$21.32

Due Date: February 12, 2025

Account #: 221008584130

DO NOT PAY. Your account will be drafted on February 12, 2025


Account Summary

Current Service Period: December 14, 2024 - January 15, 2025	
Previous Amount Due	\$23.08
Payment(s) Received Since Last Statement	-\$18.62
Miscellaneous Credits	-\$4.46
Current Month's Charges	\$21.32
Amount Due by February 12, 2025	\$21.32

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



DOWNED IS DANGEROUS!
If you see a downed power line, move a safe distance away and call 911.
For more safety tips, visit TampaElectric.com/PowerLineSafety

00006031-0013323-Page 1 of 2

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008584130
Due Date: February 12, 2025

 **Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due:	\$21.32
Payment Amount: \$	_____

645211467541

Your account will be drafted on February 12, 2025

00006031 FTECO101232500110310 00000 02 00000000 13137 001

NORTHWOOD CDD
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.





Service For:
 27415 COUNTY LINE RD
 SIGN, WESLEY CHAPEL, FL 33543

Agenda Page 146
 Account #: 221008584130
 Statement Date: January 22, 2025
 Charges Due: February 12, 2025

Meter Read

Meter Location: BEHIND SIGN

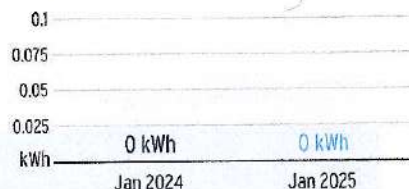
Service Period: Dec 14, 2024 - Jan 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000870639	01/15/2025	0	0		0 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Florida Gross Receipt Tax		\$0.53
Electric Service Cost		\$21.32

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$21.32

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$4.46
Total Current Month's Credits	-\$4.46

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

00006031-001323-Page 2 of 2



NORTHWOOD CDD
 1406 CALADESI DR
 WESLEY CHAPEL, FL 33544-6647

Statement Date: January 22, 2025
 Agenda Page 147

Amount Due: \$32.41

Due Date: February 12, 2025

Account #: 211014561545

DO NOT PAY. Your account will be drafted on February 12, 2025

Your Energy Insight

- Your average daily kWh used was **0% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

Account Summary

Current Service Period: December 14, 2024 - January 15, 2025	
Previous Amount Due	\$33.43
Payment(s) Received Since Last Statement	-\$33.43
Current Month's Charges	\$32.41
Amount Due by February 12, 2025	\$32.41

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



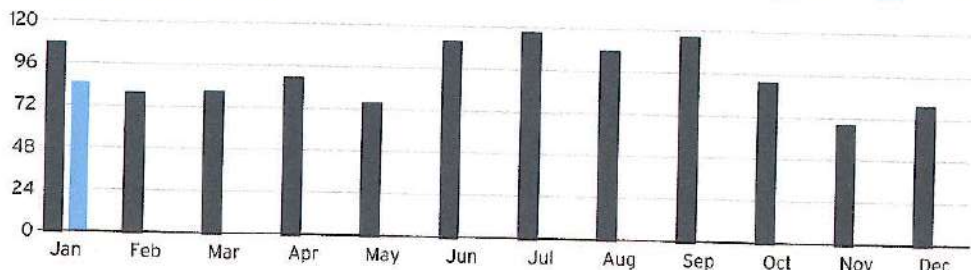
Scan here to view your account online.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. For more safety tips, visit TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



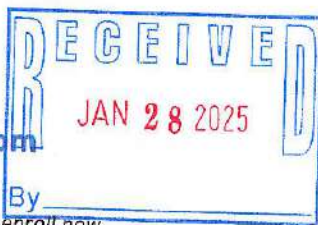
Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Account #: 211014561545
 Due Date: February 12, 2025

Amount Due: \$32.41

Payment Amount: \$ _____

676075495996

Your account will be drafted on February 12, 2025

00006059 FTECO101232500110310 00000 02 00000000 13165 001

NORTHWOOD CDD
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607-6008

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

00006059-0013379-Page 1 of 2



Service For:
 1406 CALADESI DR
 WESLEY CHAPEL, FL 33544-6647

Account #: 21014361345
 Agenda Page 148
 Statement Date: January 22, 2025
 Charges Due: February 12, 2025

Meter Read

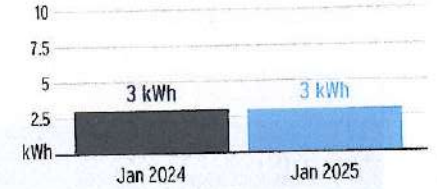
Service Period: Dec 14, 2024 - Jan 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000156649	01/15/2025	6,907	6,822	85 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	85 kWh @ \$0.08641/kWh	\$7.34
Fuel Charge	85 kWh @ \$0.03083/kWh	\$2.62
Storm Protection Charge	85 kWh @ \$0.00577/kWh	\$0.49
Clean Energy Transition Mechanism	85 kWh @ \$0.00418/kWh	\$0.36
Florida Gross Receipt Tax		\$0.81
Electric Service Cost		\$32.41

Important Messages

Total Current Month's Charges

\$32.41

00006059-0013379-Page 2 of 2

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person
 Find list of Payment Agents at TampaElectric.com



Mail A Check
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.



Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone
 Toll Free: **866-689-6469**

All Other Correspondences:
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

Online: TampaElectric.com
Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Purchase Order Number	Invoice Date	Invoice Number	Invoice Amount	Payment Due Date
	01/11/25	40942382	\$1,682.68	Upon Receipt

Agenda Page 1149
Johnson Controls

Nature Of Service: Quarterly Billing

Current Charges:

02/01/25 - 04/30/25

Recurring Service

Amount: \$1,682.68

Tax: \$0.00

\$1,682.68

Total Balance Due: \$1,682.68

Did you know... Failure to include your invoice could cause a delay in processing your payment.

**Don't Forget to Include the Following With Your Payment:
Customer Number
Invoice Number**

Note any credit(s) and payment(s) open on your account may be applied to a non-disputed past due balance.

Late Fee Policy: A late fee of 1.5% (or highest rate permitted by law, if less) per month will be assessed on the unpaid Total Balance Due when more than 30 days past due.

Customer Number:

01300 117465103

Business/Account Name:

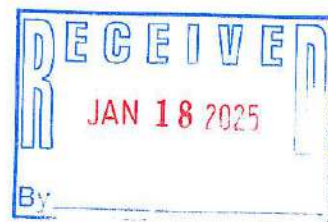
NORTHWOOD COMMUNITY

Service Address:

27248 Big Sur Dr
Development District
Wesley Chapel, FL 33544-6656

For Questions: 1-800-289-2647 Opt 5
Sales/Relocation: 1-800-289-2647 Opt 5
Monitoring/Service: 1-800-289-2647 Opt 5

▶▶▶ SEE BACK FOR ▶▶▶
PAYMENT INFORMATION



Visit <https://datasource.johnsoncontrols.com/> to enroll in automatic payment options.

TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL

Johnson Controls Security Solutions
5920 Castleway West Drive
Indianapolis, IN 46250

7502 6000 NO RP 12 01122025 YNNNNNN 0002143 51 75
2143 1 MB 0.617

#BWNKFG
#301564711003107#
NORTHWOOD COMMUNITY
DEVELOPMENT DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



Payment Coupon Please detach and enclose this coupon with your payment. Do not send cash. Please write your customer number on your check or money order and make payable to: **Johnson Controls Security Solutions**

If you want to make any changes to your billing or service account information, please check here and enter the new information on the back of this invoice.

Invoice Number: 40942382
Invoice Date: 01/11/25
Customer Number: 01300 117465103
Due Date: Upon Receipt

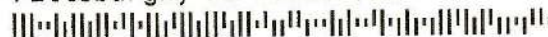
Please Pay This Amount ▶

\$1,682.68

Amount Enclosed: \$ _____

▼ MAIL PAYMENT TO ▼

Johnson Controls Security Solutions
P.O. Box 371967
Pittsburgh, PA 15250-7967





MAIL-TO ADDRESS
NORTHWOOD COMMUNITY
2005 PAN AM CIR STE 300
DEVELOPMENT DISTRICT
TAMPA, FL 33607-6008

SERVICE-AT ADDRESS
NORTHWOOD COMMUNITY
27248 BIG SUR DR
DEVELOPMENT DISTRICT
WESLEY CHAPEL, FL 33544-6656

Account Number: 01300-117465103
Amount Due: \$1,971.12
Date: 02/09/25



RE: Request for Payment

Dear Valued Customer:

Your above referenced account is seriously delinquent.

Failure to make payment now may result in the discontinuance of the contracted security services we provide to you and the termination of your Contract. In addition, if payment is not received, your account may be placed with a collection agency.

Our records indicate that your account has the following unpaid invoice(s):

INVOICE	REFERENCE DESCRIPTION	DUE-DATE	AMOUNT
ACH1101	Returned Item	11/01/24	\$179.01
40686842	Miscellaneous Invoice	12/06/24	\$30.00
40759238	Pro Rated Service Charge	12/31/24	\$78.26
40942382	Quarterly Billing	02/01/25	\$1,682.68 - pd 26.25
0207477	Service Charges	02/08/25	\$1.17

Total Due: \$1,971.12

If your Contract is terminated due to your nonpayment, an early contract termination charge may be added to your account balance.

Call us immediately at 1-800-289-2647 (Monday through Friday, 8:00 a.m. - 7:00 p.m. Eastern Standard Time) to pay your account balance in full by credit card or by check.

Thank you for your prompt attention to this matter.

Sincerely,

Johnson Controls Security Solutions
1-800-289-2647

Due to increasing credit card processing costs, we impose a surcharge* on the total transaction amount on credit card transactions of 2.6%, which is not greater than our credit card processing fee. We do not surcharge debit cards.

***Due to statutory restrictions, we do not impose a surcharge on customers located in Connecticut, Maine, Massachusetts, New York or Colorado.**

To Remit via ACH/Wire Transfer:

Account Name:

Johnson Controls Security Solutions LLC

Account Number:

0001057762

Account Type:

Checking

Transit Routing Number:

043000261

BNY Mellon, NA

500 Ross Street Pittsburgh, PA 15262-0001

Remit address:

remit@jci.com or ACH CTX



License information available by calling 1.800.289.2647. © 2017 Johnson Controls. All Rights Reserved. JOHNSON CONTROLS, THE JOHNSON CONTROLS LOGO and other trademarks listed above are registered in the US and/or other countries. Unauthorized use is strictly prohibited. FL:EF20000890, EF0000478, EF20000341

MY BILLING INFORMATION IS INCORRECT. PLEASE CHANGE IT TO:

If you are moving, please do not complete this section. Please contact us at 1 800.289.2647.

JOHNSON CONTROLS SECURITY SOLUTIONS CUSTOMER NUMBER

Grid for customer number

BUSINESS/ACCOUNT NAME

Grid for business/account name

BILLING ADDRESS

Grid for billing address

CITY

Grid for city

ST

ZIP

Grid for state and zip

BILLING LOCATION PHONE

Grid for billing location phone

BILLING LOCATION FAX

Grid for billing location fax

SERVICE LOCATION PHONE

Grid for service location phone

EMAIL ADDRESS

Grid for email address

For your convenience, you may mail the completed form to the following address:

Johnson Controls Security Solutions, Attn: Billing Dept 5920 Castlaway West Dr. Indianapolis, IN 46250-1957



AUTHORIZED SIGNATURE (**REQUIRED**)

DATE

PRINT NAME



Service Address:

27248 Big Sur Dr
Development District
Wesley Chapel, FL 33544-6656

Statement

Date:
02/10/25

Total

Due:
\$1,971.12

Accounts Receivable Statement

Customer Number: 01300 117465103

For Questions: 1-800-289-2647 Opt 5
Sales/Relocation: 1-800-289-2647 Opt 5
Monitoring/Service: 1-800-289-2647 Opt 5

Due Date	Invoice Number	Invoice Description	Purchase Order#	Amount	Payment Attached
11/01/24	ACH1101	Returned Item		\$179.01	<input type="checkbox"/>
12/06/24	40686842	Miscellaneous Invoice		\$30.00	<input type="checkbox"/>
12/31/24	40759238	Pro Rated Service Charge		\$78.26	<input type="checkbox"/>
02/01/25	40942382	Quarterly Billing - <i>pd 26.25</i>		\$1,682.68	<input type="checkbox"/>
02/08/25	0207477	Service Charges		\$1.17	<input type="checkbox"/>



Total Balance Due: \$1,971.12

A PORTION OF YOUR BILL IS 90 DAYS PAST DUE. PLEASE PAY THIS AMOUNT IMMEDIATELY. Please refer to the enclosed letter for additional information. If you have already paid, please disregard.

If you have recently paid these invoice(s), deduct that amount and remit the remaining balance. If original invoices are not available, please indicate what you are paying by checking the box to the right of the invoice(s) and sending this entire document with your payment.

Note any credit(s) and payment(s) open on your account may be applied to a non-disputed past due balance.

Current	1-30 Days	31-60 Days	61-90 Days	91 + Days	Total Due
	\$1,683.85	\$78.26	\$30.00	\$179.01	\$1,971.12

1oz BRE

Johnson Controls Security Solutions
5920 Castleway West Drive
Indianapolis, IN 46250

7502 6000 N0 RP 09 02092025 YNNNNNNN 0004263 S1 T14
4263 1 MB 0.617

#BWNKFYG
#301564711003107#
NORTHWOOD COMMUNITY
DEVELOPMENT DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



Customer Number: 01300 117465103
Statement Date: 02/10/25

Please Pay This Amount

\$1,971.12

Amount Enclosed: \$

MAIL PAYMENT TO

To ensure proper payment application, please remit payment with original invoice payment coupons. If original invoices are not available, please indicate the invoices you are paying by checking the box(s) above and sending this entire statement with your payment.

Johnson Controls Security Solutions
P.O. Box 371967
Pittsburgh, PA 15250-7967



INVOICE

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL 34638

spearem.jmb@gmail.com
 +1 (813) 997-8101



Bill to
 Northwood CDD
 Inframark
 2005 Pan Am Circle, Suite 120
 Tampa , FL 33607

Ship to
 Northwood CDD
 Inframark
 2005 Pan Am Circle, Suite 120
 Tampa , FL 33607

Invoice details

Invoice no.: 6183
 Terms: Net 15
 Invoice date: 01/23/2025
 Due date: 02/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	post event cleaning of the clubhouse. stored the furniture emptied the trash and cleaned the clubhouse.12/7/24 12/11/24 12/12/24 12/28/24 1/11/25 1/12/25 1/18/25 1/19/25	8	\$75.00	\$600.00
					Total	\$600.00

Note to customer

Thank You! We Appreciate Your Business.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Northwood Community Development District
 c/o [REDACTED] DISTRICTS
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

January 14, 2025
 Client: 001026
 Matter: 000001
 Invoice #: 25825

Page: 1

RE: General Matters

For Professional Services Rendered Through November 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
11/11/2024	LC	RESEARCH PASCO COUNTY SUPERVISOR OF ELECTIONS INFORMATION ON GENERAL ELECTION SEATS AND BOARD MEMBERS THAT RAN UNOPPOSED FOR THEIR EXISTING SEAT.	0.3	\$52.50
11/20/2024	VKB	REVIEW AND REPLY TO EMAIL FROM C. NEWSOME RE: NOTICE FROM PASCO FIRE RESCUE RE: STREET TREES NEEDING TRIMMING; REVIEW FILES AND RECORDS OF ROW USE AGREEMENT; REVIEW HOA DOCUMENTS TO SEE IF RESIDENTS ARE RESPONSIBLE FOR TREES IN PASCO COUNTY RIGHT OF WAYS.	1.2	\$366.00
Total Professional Services			1.5	\$418.50

Total Services	\$418.50	
Total Disbursements	\$0.00	
Total Current Charges		\$418.50
Previous Balance		\$87.50
<i>Less Payments</i>		<i>(\$87.50)</i>
PAY THIS AMOUNT		\$418.50

Please Include Invoice Number on all Correspondence



Truly Nolen Branch 059
 4842 N Florida Ave, 2nd Floor
 Tampa, FL 33603
 813-232-3237

Invoice

Agenda Page 156

INVOICE #: 590274419

WORK DATE: 01/21/2025

BILL-TO 59019323

Northwood CDD
 Teresa
 2005 Pan Am Cir Ste 300
 Tampa, FL 33607-2529

Phone: 813-397-5120 x340

LOCATION 59019323

Northwood CDD
 Jose Marquez
 27248 Big Sur Dr
 Wesley Chapel, FL 33544-6656

Phone: 813-991-1155

Time In: 01/21/2025 08:54:00 AM
Time Out: 01/21/2025 09:04:00 AM

Customer Signature

Key Account

key account.

Technician Signature

Dan Miller

Daniel Miller

License #:

Purchase Order	Terms	Service Description	Quantity	Amount
None	NET 15	Pest Bi Monthly Commercial	1.00	67.00
Subtotal				67.00
Tax				0.00
Total Due:				67.00

TECHNICIANS

Daniel Miller

GENERAL COMMENTS / INSTRUCTIONS

pc service for playground and attached bathrooms
 Alarm Code: 2724
 Inspected and treated bathroom and exterior areas of structure and park areas.

CONDITIONS / OBSERVATIONS

None Noted.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Bithor SC.		83923-2	9.0000%	0.1350	Bifenthrin; Imidacloprid	0.5000 Gallon	28.3820 Milliliters
Target Pests: Cockroaches							
NiBor-D.		64405-8	98.0000%	98.0000	Disodium Octaborate Tetrahydrate	1.0000 Ounce	0.0625 Pounds
Target Pests: Cockroaches							

PEST ACTIVITY

None Noted.

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.
 Warning: Pesticides can be harmful. Keep children and pets away from pesticide applications until dry, dissipated or aerated. For more information contact Truly Nolen Exterminating at 813-232-3237.

Northwood Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL		TOTAL
	GENERAL FUND	FIXED ASSETS FUND	
ASSETS			
Cash - Operating Account	\$ 663	\$ -	\$ 663
Cash In Bank	\$ 510,964	\$ -	\$ 510,964
Cash In Bank	202,557	-	202,557
Accounts Receivable - Other	49	-	49
Investments:			
Money Market Account	125,299	-	125,299
SBA Account	288,391	-	288,391
Deposits - Electric	1,900	-	1,900
Fixed Assets			
Buildings	-	341,662	341,662
Improvements Other Than Buildings (IOTB)	-	7,679,714	7,679,714
Equipment and Furniture	-	59,796	59,796
Construction Work In Process	-	100,984	100,984
Bond Issuance Cost	-	204,770	204,770
TOTAL ASSETS	\$ 1,129,823	\$ 8,386,926	\$ 9,516,749
LIABILITIES			
Accounts Payable	\$ 9,542	\$ -	\$ 9,542
Accounts Payable - Other	4,050	-	4,050
Refundable Deposits	550	-	550
TOTAL LIABILITIES	14,142	-	14,142
FUND BALANCES			
Unassigned:	1,115,681	8,386,926	9,502,607
TOTAL FUND BALANCES	1,115,681	8,386,926	9,502,607
TOTAL LIABILITIES & FUND BALANCES	\$ 1,129,823	\$ 8,386,926	\$ 9,516,749

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending March 31, 2025
 General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 15,000	\$ 7,583	\$ (7,417)	50.55%
Room Rentals	20,000	-	(20,000)	0.00%
Interest - Tax Collector	-	678	678	0.00%
Rental Income	-	200	200	0.00%
Special Assmnts- Tax Collector	749,913	719,185	(30,728)	95.90%
Other Miscellaneous Revenues	-	18,062	18,062	0.00%
TOTAL REVENUES	784,913	745,708	(39,205)	95.01%

EXPENDITURES

Administration

Supervisor Fees	12,000	4,800	7,200	40.00%
District Counsel	5,000	598	4,402	11.96%
District Engineer	5,000	4,406	594	88.12%
District Manager	65,000	35,255	29,745	54.24%
Auditing Services	6,000	-	6,000	0.00%
Onsite Staff	80,000	57,038	22,962	71.30%
Insurance - General Liability	4,000	3,993	7	99.83%
Public Officials Insurance	5,000	4,998	2	99.96%
Insurance -Property & Casualty	16,000	15,998	2	99.99%
Insurance - Crime	300	-	300	0.00%
Legal Advertising	2,000	-	2,000	0.00%
Bank Fees	100	-	100	0.00%
Dues, Licenses, Subscriptions	3,000	2,342	658	78.07%
Total Administration	203,400	129,428	73,972	63.63%

Utility Services

Telephone/Fax/Internet Services	11,700	4,990	6,710	42.65%
Utility - Water	6,700	4,301	2,399	64.19%
Utility - Electric	108,000	56,365	51,635	52.19%
Garbage Collection	155,000	77,852	77,148	50.23%
Total Utility Services	281,400	143,508	137,892	51.00%

Other Physical Environment

Contracts-Landscape Consultant	4,680	1,950	2,730	41.67%
Contracts - Landscape	72,000	40,168	31,832	55.79%
R&M-Other Landscape	20,000	17,080	2,920	85.40%
R&M-Lake	19,008	10,861	8,147	57.14%

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending March 31, 2025
 General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Landscape - Mulch	15,000	-	15,000	0.00%
Maintenance & Repairs	2,000	460	1,540	23.00%
Irrigation Maintenance	3,000	755	2,245	25.17%
Reserve - Undesignated	84,325	-	84,325	0.00%
Total Other Physical Environment	220,013	71,274	148,739	32.40%
<u>Parks and Recreation</u>				
Security Patrol Services	15,000	9,414	5,586	62.76%
Pest Control	1,100	-	1,100	0.00%
Janitorial Services	5,000	-	5,000	0.00%
R&M-Clubhouse	5,000	723	4,277	14.46%
R&M-Pools	15,000	3,985	11,015	26.57%
Pool Furniture repair & replacement	4,000	-	4,000	0.00%
Recreation / Park Facility Maintenance	2,000	-	2,000	0.00%
Security System Monitoring & Maint.	8,000	5,551	2,449	69.39%
Pavement/Signage/Wall Repairs	5,000	-	5,000	0.00%
Holiday Decoration	10,000	11,000	(1,000)	110.00%
Special Events	4,000	3,755	245	93.88%
Community Enhancement Projects	3,000	-	3,000	0.00%
Op Supplies - Clubhouse	3,000	697	2,303	23.23%
Total Parks and Recreation	80,100	35,125	44,975	43.85%
TOTAL EXPENDITURES	784,913	379,335	405,578	48.33%
Excess (deficiency) of revenues				
Over (under) expenditures	-	366,373	366,373	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		749,308		
FUND BALANCE, ENDING		\$ 1,115,681		

Bank Account Statement

Northwood CDD

Bank Account No. 4139
Statement No. 03_25

Statement Date 03/31/2025

G/L Account No. 151000 Balance	125,299.47	Statement Balance	125,299.47
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	125,299.47	Subtotal	125,299.47
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	125,299.47	Ending Balance	125,299.47

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
09/20/2024		JE000679		Transfer from Seacoast	157,029.35	157,029.35	0.00
03/31/2025		JE000846	Interest - Investments	Interest Earned	424.13	424.13	0.00
03/31/2025		JE000851	Interest - Investments	Interest Earned	424.13	424.13	0.00
Total Deposits					157,877.61	157,877.61	0.00
Checks							
09/20/2024		JE000679		Transfer from Seacoast	-157,029.35	-157,029.35	0.00
03/31/2025		JE000851	Interest - Investments	Interest Earned	-424.13	-424.13	0.00
Total Checks					-157,453.48	-157,453.48	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Northwood CDD

Bank Account No. 4615
Statement No. 03_25

Statement Date 03/31/2025

G/L Account No. 101004 Balance	202,557.24	Statement Balance	202,557.24
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	202,557.24	Subtotal	202,557.24
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	202,557.24	Ending Balance	202,557.24

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
08/31/2024		JE000672		Interest Earned	875.03	875.03	0.00
03/31/2025		JE000845	Interest - Investments	Interest Earned	728.52	728.52	0.00
Total Deposits					1,603.55	1,603.55	0.00
Checks							
08/31/2024		JE000672		Interest Earned	-875.03	-875.03	0.00
Total Checks					-875.03	-875.03	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Northwood CDD

Bank Account No. 4066
Statement No. 03_25

Statement Date 03/31/2025

G/L Account No. 101003 Balance	510,964.01	Statement Balance	528,239.10
		Outstanding Deposits	10,048.29
Positive Adjustments	0.00		
Subtotal	510,964.01	Subtotal	538,287.39
Negative Adjustments	0.00	Outstanding Checks	-27,323.38
Ending G/L Balance	510,964.01	Ending Balance	510,964.01

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
12/01/2024		JE000709	Onsite Staff	Reverse bank recon adj	3,295.13	3,295.13	0.00
12/01/2024		JE000711	Garbage Collection	Reverse Bank recon adj	70.00	70.00	0.00
12/01/2024		JE000713	Telephone/Fax/Internet Services	Reverse Bank recon adj FRONTIER COMMUNICATI	131.49	131.49	0.00
12/01/2024		JE000715	Electricity - Gate	Reverse Bank recon adj	34.23	34.23	0.00
12/01/2024		JE000717	Electricity - Gate	Reverse Bank recon adj	22.31	22.31	0.00
12/01/2024		JE000719	Utility - Water	Reverse Bank recon adj	478.59	478.59	0.00
12/01/2024		JE000721	Utility - Water	Reverse Bank recon adj	33.17	33.17	0.00
12/01/2024		JE000723	Onsite Staff	Reverse bank recon adj	3,221.80	3,221.80	0.00
12/01/2024		JE000725	Telephone/Fax/Internet Services	Reverse Bank recon adj FRONTIER COMMUNICATI	516.11	516.11	0.00
12/01/2024		JE000727	Electricity - Gate	Reverse Bank recon adj	9,207.22	9,207.22	0.00
12/01/2024		JE000729	Garbage Collection	Reverse Bank recon adj	202.92	202.92	0.00
12/01/2024		JE000731	Garbage Collection	Reverse Bank recon adj	12,830.00	12,830.00	0.00
12/01/2024		JE000733	Dues, Licenses, Subscriptions	Reverse Bank recon adj bank united	506.61	506.61	0.00
12/01/2024		JE000737	Onsite Staff	Reverse bank recon adj	3,051.17	3,051.17	0.00
01/01/2025		JE000758	Telephone/Fax/Internet Services	Reverse Bank recon adj frontier	89.99	89.99	0.00
01/01/2025		JE000760	Onsite Staff	Reverse Bank recon adj	3,479.99	3,479.99	0.00
01/01/2025		JE000762	Onsite Staff	Reverse Bank recon adj	3,081.20	3,081.20	0.00
01/01/2025		JE000764	Garbage Collection	Reverse Bank recon adj	12,760.00	12,760.00	0.00
01/01/2025		JE000766	Garbage Collection	Reverse Bank recon adj	164.44	164.44	0.00
02/01/2025		JE000795	Garbage Collection	Reverse Bank recon Adj	50.00	50.00	0.00
02/01/2025		JE000797	Telephone/Fax/Internet Services	Reverse Bank recon Adj Fronteir	141.49	141.49	0.00
02/01/2025		JE000799	Utility - Water	Reverse Bank recon Adj	30.78	30.78	0.00
02/01/2025		JE000801	Utility - Water	Reverse Bank recon Adj	550.55	550.55	0.00
02/01/2025		JE000803	Onsite Staff	Reverse Bank recon Adj	3,134.16	3,134.16	0.00
02/01/2025		JE000807	Garbage Collection	Reverse Bank recon Adj	164.44	164.44	0.00
02/01/2025		JE000809	Garbage Collection	Reverse Bank recon Adj	12,760.00	12,760.00	0.00
02/01/2025		JE000811	Onsite Staff	Reverse Bank recon Adj	3,466.11	3,466.11	0.00
02/01/2025		JE000813	Telephone/Fax/Internet Services	Bank recon Adj Fronteir	89.99	89.99	0.00

Bank Account Statement

Northwood CDD

Bank Account No. 4066
Statement No. 03_25

Statement Date 03/31/2025

Date	JE	Description	Account	Debit	Credit	Balance	
02/01/2025	JE000815	Op Supplies - Clubhouse	Reverse Bank recon Adj Bank United CC payment	184.04	184.04	0.00	
03/01/2025	JE000831	Op Supplies - Clubhouse	Rev Bank recon Adj bank united CC payment	575.56	575.56	0.00	
03/10/2025	JE000842	Special Assmnts-Tax Collector	Tax Revenue	12,715.94	12,715.94	0.00	
03/31/2025	JE000852	Miscellaneous Revenues Other	Square Inc.	1,045.90	1,045.90	0.00	
03/31/2025	JE000852	Miscellaneous Revenues Other	Square Inc.	482.35	482.35	0.00	
03/31/2025	JE000852	Miscellaneous Revenues Other	Square Inc.	385.85	385.85	0.00	
03/31/2025	JE000852	Miscellaneous Revenues Other	Square Inc.	281.70	281.70	0.00	
03/31/2025	JE000852	Miscellaneous Revenues Other	Square Inc.	193.90	193.90	0.00	
03/31/2025	JE000852	Miscellaneous Revenues Other	Square Inc.	74.55	74.55	0.00	
03/31/2025	JE000852	Miscellaneous Revenues Other	Square Inc.	192.85	192.85	0.00	
03/31/2025	JE000852	Miscellaneous Revenues Other	Square Inc.	627.70	627.70	0.00	
03/31/2025	JE000852	Miscellaneous Revenues Other	Square Inc.	1,193.15	1,193.15	0.00	
03/31/2025	JE000852	Miscellaneous Revenues Other	Square Inc.	9.50	9.50	0.00	
03/31/2025	JE000852	Miscellaneous Revenues	Square Inc.	732.95	732.95	0.00	
03/31/2025	JE000855	Telephone/Fax/Internet Services	Reverse Bank recon adj Frontier	166.07	166.07	0.00	
03/31/2025	JE000857	Dues, Licenses, Subscriptions	Reverse Bank recon adj CC payment	372.18	372.18	0.00	
03/31/2025	JE000854	Telephone/Fax/Internet Services	Bank recon adj Frontier	166.07	166.07	0.00	
Total Deposits				92,964.15	92,964.15	0.00	
Checks						0.00	
11/25/2024	Payment	DD206	BANK UNITED CC PMT	Payment of Invoice 001594	-506.61	-506.61	0.00
11/25/2024	Payment	DD210	TAMPA ELECTRIC COM	Payment of Invoice 001615	-9,207.22	-9,207.22	0.00
11/25/2024	Payment	DD212	WASTE CONNECTIONS	Payment of Invoice 001616	-202.92	-202.92	0.00
11/12/2024		JE000714	Electricity - Gate	Bank recon adj Tecu utility	-34.23	-34.23	0.00
11/12/2024		JE000716	Electricity - Gate	Bank recon adj Tecu utility	-22.31	-22.31	0.00

Bank Account Statement

Northwood CDD

Bank Account No. 4066
Statement No. 03_25

Statement Date 03/31/2025

Date	Type	Account No.	Description	Bank	Debit	Credit	Balance
11/13/2024		JE000718	Utility - Water	Bank recon adj pasco	-478.59	-478.59	0.00
11/13/2024		JE000720	Utility - Water	Bank recon adj pasco	-33.17	-33.17	0.00
11/29/2024	Payment	DD213	DECISIONHR IX	Payment of Invoice 001627	-3,295.13	-3,295.13	0.00
11/29/2024	Payment	DD214	DECISIONHR IX	Payment of Invoice 001628	-3,221.80	-3,221.80	0.00
11/29/2024	Payment	DD215	DECISIONHR IX	Payment of Invoice 001629	-3,051.17	-3,051.17	0.00
11/29/2024	Payment	DD216	FRONTIER COMMUNICATION S	Payment of Invoice 001624	-516.11	-516.11	0.00
11/29/2024	Payment	DD217	FRONTIER COMMUNICATION S	Payment of Invoice 001625	-131.49	-131.49	0.00
11/29/2024	Payment	DD218	FRONTIER COMMUNICATION S	Payment of Invoice 001626	-89.99	-89.99	0.00
12/23/2024	Payment	300003	FRONTIER COMMUNICATION S	Inv: 1155-111324 ACH	-141.49	-141.49	0.00
11/20/2024	Payment	DD221	WASTE CONNECTIONS	Payment of Invoice 001637	-12,830.00	-12,830.00	0.00
11/20/2024	Payment	DD222	WASTE CONNECTIONS	Payment of Invoice 001638	-70.00	-70.00	0.00
12/27/2024	Payment	300013	PASCO COUNTY UTILITIES SERVICE	Inv: 21582121 ACH	-550.55	-550.55	0.00
12/27/2024	Payment	300014	PASCO COUNTY UTILITIES SERVICE	Inv: 21581245 ACH	-30.78	-30.78	0.00
12/31/2024		JE000757	Telephone/Fax/Internet Services	Bank recon adj frontier	-89.99	-89.99	0.00
12/20/2024	Payment	DD226	WASTE CONNECTIONS	Payment of Invoice 001675	-12,760.00	-12,760.00	0.00
12/20/2024	Payment	DD227	WASTE CONNECTIONS	Payment of Invoice 001676	-164.44	-164.44	0.00
12/13/2024	Payment	DD228	DECISIONHR IX	Payment of Invoice 001692	-3,479.99	-3,479.99	0.00
12/13/2024	Payment	DD229	DECISIONHR IX	Payment of Invoice 001693	-3,081.20	-3,081.20	0.00
02/06/2025	Payment	300018	WASTE CONNECTIONS	Inv: 7916687W425	-50.00	-50.00	0.00
02/21/2025	Payment	300022	WASTE CONNECTIONS	Inv: 1837220W426	-164.44	-164.44	0.00
02/25/2025	Payment	100055	JOHNSON CONTROLS SECURITY	Inv: 020925-5103	-1,971.12	-1,971.12	0.00
02/27/2025	Payment	1157	BARBARA CRUZ	Check for Vendor V00163	-200.00	-200.00	0.00
02/27/2025	Payment	1158	BRIAN MUNARI	Check for Vendor V00184	-400.00	-400.00	0.00
02/27/2025	Payment	1159	BRIAN QUIGLEY	Check for Vendor V00155	-200.00	-200.00	0.00
02/27/2025	Payment	1160	GERSSON G. PEREZ	Check for Vendor V00194	-400.00	-400.00	0.00
02/27/2025	Payment	1161	MIMIEAUX KILPATRICK	Check for Vendor V00107	-400.00	-400.00	0.00
01/25/2025	Payment	DD235	BANK UNITED CC PMT	Payment of Invoice 001740	-184.04	-184.04	0.00
01/10/2025	Payment	DD236	DECISIONHR IX	Payment of Invoice 001743	-3,134.16	-3,134.16	0.00
01/24/2025	Payment	DD237	DECISIONHR IX	Payment of Invoice 001744	-3,466.11	-3,466.11	0.00
02/20/2025	Payment	DD248	WASTE CONNECTIONS	Payment of Invoice 001739	-12,760.00	-12,760.00	0.00
03/10/2025	Payment	100056	STRALEY ROBIN VERICKER	Inv: 25981	-91.50	-91.50	0.00
03/10/2025	Payment	100057	INFRAMARK LLC	Inv: 142114, Inv: 143820	-79.83	-79.83	0.00
03/10/2025	Payment	100058	LANDSCAPE MAINTENANCE	Inv: 315443	-6,166.04	-6,166.04	0.00

Bank Account Statement

Northwood CDD

Bank Account No. 4066
Statement No. 03_25

Statement Date 03/31/2025

Date	Type	Account No.	Description	Inv: /	Debit	Credit	Balance
03/10/2025	Payment	100059	SPEAREM ENTERPRISES	Inv: 6183, Inv: 6196	-1,050.00	-1,050.00	0.00
03/10/2025	Payment	100060	OLM, INC.	Inv: 44584	-390.00	-390.00	0.00
03/10/2025	Payment	100061	AQUATIC WEED CONTROL, INC.	Inv: 106159, Inv: 106161, Inv: 105772	-2,157.50	-2,157.50	0.00
02/25/2025	Payment	300025	FRONTIER COMMUNICATION S	Inv: 020425-22-5	-99.99	-99.99	0.00
03/07/2025	Payment	300026	PASCO COUNTY UTILITIES SERVICE FRONTIER	Inv: 022125-1045	-5.67	-5.67	0.00
02/18/2025	Payment	300024	FRONTIER COMMUNICATION S	Inv: 021325-08-5	-141.74	-141.74	0.00
03/12/2025	Payment	300027	TAMPA ELECTRIC COM	Inv: 022025-1545	-28.39	-28.39	0.00
03/13/2025	Payment	100062	LANDSCAPE MAINTENANCE	Inv: 320551	-6,166.04	-6,166.04	0.00
03/13/2025	Payment	100063	OLM, INC.	Inv: 44757	-390.00	-390.00	0.00
03/13/2025	Payment	100064	AQUATIC WEED CONTROL, INC.	Inv: 106891	-1,684.00	-1,684.00	0.00
03/13/2025	Payment	100065	TRULY NOLEN OF AMERICA INC	Inv: 590274419	-67.00	-67.00	0.00
03/13/2025	Payment	100066	FRANCISCO M MONSERRATE	Inv: 022825-	-300.00	-300.00	0.00
03/07/2025	Payment	300028	PASCO COUNTY UTILITIES SERVICE	Inv: 21931619	-33.17	-33.17	0.00
03/12/2025	Payment	300029	TAMPA ELECTRIC COM	Inv: 022025-4130	-19.38	-19.38	0.00
01/31/2025	Payment	300030	BANK UNITED CC PMT	Inv: 013125-3194	-575.56	-575.56	0.00
03/07/2025	Payment	300031	DECISIONHR IX	Inv: 250056230005	-3,136.62	-3,136.62	0.00
03/21/2025	Payment	300032	DECISIONHR IX	Inv: 250056230006	-3,206.28	-3,206.28	0.00
03/07/2025	Payment	300033	PASCO COUNTY UTILITIES SERVICE FRONTIER	Inv: 21931716	-1,430.34	-1,430.34	0.00
03/27/2025	Payment	300035	FRONTIER COMMUNICATION S	Inv: 030425-22-5	-99.99	-99.99	0.00
03/19/2025	Payment	300036	TAMPA ELECTRIC COM	Inv: 030625-0001	-8,967.15	-8,967.15	0.00
03/19/2025	Payment	300034	WASTE CONNECTIONS	Inv: 8085040W425	-12,760.00	-12,760.00	0.00
03/19/2025	Payment	300038	WASTE CONNECTIONS	Inv: 1879044W426	-166.07	-166.07	0.00
03/31/2025		JE000853	Other Miscellaneous Revenues	Square Inc.	-190.50	-190.50	0.00
03/31/2025		JE000853	Other Miscellaneous Revenues	Square Inc.	-500.00	-500.00	0.00
03/31/2025		JE000853	Other Miscellaneous Revenues	Square Inc.	-500.00	-500.00	0.00
03/31/2025		JE000854	Telephone/Fax/Internet Services	Bank recon adj Frontier	-166.07	-166.07	0.00
03/31/2025		JE000856	Dues, Licenses, Subscriptions	Bank recon adj CC payment	-372.18	-372.18	0.00
03/31/2025		JE000855	Telephone/Fax/Internet Services	Reverse Bank recon adj Frontier	-166.07	-166.07	0.00

Bank Account Statement

Northwood CDD

Bank Account No. 4066
Statement No. 03_25

Statement Date 03/31/2025

03/31/2025	JE000857	Dues, Licenses, Subscriptions	Reverse Bank recon adj CC payment	-372.18	-372.18	0.00
03/31/2025	JE000858	Telephone/Fax/Internet Services	Bank recon adj Frontier	-516.11	-516.11	0.00
Total Checks				-129,314.42	-129,314.42	0.00

Adjustments

Total Adjustments

Outstanding Checks

06/18/2024	Payment	1067	VOID	Check for Vendor V00203		-1.00
07/15/2024	Payment	1085	MIMIEAUX KILPATRICK	Check for Vendor V00107		-200.00
06/28/2024	Payment	DD156	DECISIONHR IX FRONTIER	Payment of Invoice 001440		-2,860.68
07/17/2024	Payment	DD163	COMMUNICATION S FRONTIER	Payment of Invoice 000922		-129.99
08/17/2024	Payment	DD177	COMMUNICATION S PAPER MAJIK	Payment of Invoice 001504		-125.78
12/09/2024	Payment	100022	DESIGN & EVENTS LLC	Inv: 2589560		-250.00
12/23/2024	Payment	100031	DESIGN & EVENTS LLC FRONTIER	Inv: 289560		-250.00
12/23/2024	Payment	300000	COMMUNICATION S FRONTIER	Inv: 1155-072408- 5 ACH		-141.49
12/23/2024	Payment	300005	COMMUNICATION S	Inv: 0644-112624 ACH		-516.11
12/23/2024	Payment	300009	DECISIONHR IX	Inv: 240056230022 - ACH		-2,783.57
01/31/2025	Payment	DD232	TAMPA ELECTRIC COM	Payment of Invoice 001683		-23.08
01/31/2025	Payment	DD234	TAMPA ELECTRIC COM	Payment of Invoice 001694		-9,362.17
03/26/2025	Payment	100067	GPS POOLS JOHNSON	Inv: FEBRUARY 2025		-1,100.00
03/31/2025	Payment	100068	CONTROLS SECURITY	Inv: 031025-5103		-288.44
03/31/2025	Payment	100069	PASCO COUNTY UTILITIES SERVICE	Inv: 22074723		-338.39
03/31/2025	Payment	100070	BIG DOG SERVICES LLC	Inv: 03012025		-150.00
03/31/2025	Payment	100071	FRANCISCO M MONSERRATE	Inv: 022425, Inv: 022625		-600.00
03/31/2025	Payment	100072	JAMES E. LA ROSE JR. 181	Inv: 022825, Inv: 021425, Inv: 031825		-900.00
03/31/2025	Payment	100073	FRANK TROFFO	Inv: 021125, Inv: 021825,		-1,200.00
03/31/2025	Payment	100074	INFRAMARK LLC FRONTIER	Inv: 144950, Inv: 146010		-5,586.57
03/26/2025	Payment	300039	COMMUNICATION S	Inv: 032625-23-5		-516.11
Total Outstanding Checks						-27,323.38

Bank Account Statement

Northwood CDD

Bank Account No. 4066
Statement No. 03_25

Statement Date 03/31/2025

Outstanding Deposits

12/01/2024	JE000735	Reverse bank recon adj	784.35
02/01/2025	JE000805	Reverse Bank recon Adj	18.62
02/01/2025	JE000817	Reverse Bank recon Adj	9,245.32
Total Outstanding Deposits			10,048.29



P.O. Box 558
Wayne, NJ 07474-0558

Last Statement:
Statement Ending:
Page:

Agenda Page 189
Period: 03/01/25 - 03/31/25
March 31, 2025
1 of 2

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NORTHWOOD COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 300
TAMPA FL 33607

Email: contactus@valley.com
Visit Us Online: www.valley.com
Mail To: 1720 Route 23, Wayne, NJ 07470

90988 0935094 0001-0002 290988

Account Statement

GOVERNMENT CHECKING - XXXXXX4615

SUMMARY FOR THE PERIOD: 03/01/25 - 03/31/25

NORTHWOOD COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$201,828.72		\$728.52		\$0.00		\$202,557.24

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$201,828.72
03/31	INTEREST CREDIT		\$728.52	\$202,557.24
Ending Balance				\$202,557.24

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$201,828.00	Annual % Yield Earned	4.33%
Year-to-Date Interest Paid	\$2,109.31	Interest Paid	\$728.52

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00





P.O. Box 558
Wayne, NJ 07474-0558

To Reconcile Your Account

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
5 Balance (3 less 4 should equal checkbook balance)	

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

B. Under Applicable State Law

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For additional terms and conditions applicable to your account statement, please refer to your account agreement.

90988 0935095 0002-0002 290988




P.O. Box 521599 Miami, FL 33152-1599

>000132 8707806 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607


Statement Date: March 31, 2025

Account Number: *****4066

Customer Service Information

 Client Care: 877-779-BANK (2265)

 Web Site: www.bankunited.com

 Bank Address: BankUnited
P.O. Box 521599
Miami, FL 33152-1599



Customer Message Center

Please reference Statement Message section for important information regarding new business fees, effective March 1, 2025.

PUBLIC FUND ANALYSIS CHECKING Account ***4066**

Account Summary

Statement Balance as of 02/28/2025			\$564,589.37
Plus	12	Deposits and Other Credits	\$17,936.34
Less	35	Withdrawals, Checks, and Other Debits	\$54,286.61
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 03/31/2025			\$528,239.10

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
03/03/2025	FRONTIER COMMUNI BILL PAY 20788306981 NORTHWOOD CDD	\$99.99		\$564,489.38
03/04/2025	Square Inc SQ250304 T3A7TSB11EHEJ64 Eric Davidson	\$500.00		\$563,989.38
03/05/2025	CHECK #1159	\$200.00		\$563,789.38
03/05/2025	CHECK #1160	\$400.00		\$563,389.38
03/06/2025	Square Inc SQ250306 Eric Davidson		\$1,045.90	\$564,435.28

Statement Date: March 31, 2025
Account Number: *****4066

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
03/06/2025	CHECK #1158	\$400.00		\$564,035.28
03/07/2025	Square Inc SQ250307 Eric Davidson		\$482.35	\$564,517.63
03/07/2025	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,136.62		\$561,381.01
03/10/2025	Square Inc SQ250310 Eric Davidson		\$385.85	\$561,766.86
03/10/2025	CHECK #100055	\$1,971.12		\$559,795.74
03/10/2025	FRONTIER COMMUNI BILL PAY 20813003681 NORTHWOOD CDD	\$141.74		\$559,654.00
03/11/2025	PASCOTAX TAX ACC 00000000024406 NORTHWOOD CDD		\$12,715.94	\$572,369.94
03/11/2025	Square Inc SQ250311 T3PCQVQX2B71WAP Eric Davidson	\$500.00		\$571,869.94
03/11/2025	CHECK #1157	\$200.00		\$571,669.94
03/11/2025	CHECK #1161	\$400.00		\$571,269.94
03/11/2025	AVIDPAY SERVICE AVIDPAY CK100058 NORTHWOOD CDD	\$6,166.04		\$565,103.90
03/12/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$5.67		\$565,098.23
03/12/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$33.17		\$565,065.06
03/13/2025	Square Inc SQ250313 Eric Davidson		\$281.70	\$565,346.76
03/13/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$1,430.34		\$563,916.42
03/14/2025	AVIDPAY SERVICE AVIDPAY CK100065 NORTHWOOD CDD	\$67.00		\$563,849.42
03/14/2025	AVIDPAY SERVICE AVIDPAY	\$6,166.04		\$557,683.38

Statement Date: March 31, 2025

Account Number: *****4066

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	CK100062 NORTHWOOD CDD			
03/14/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$28.39		\$557,654.99
03/14/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$19.38		\$557,635.61
03/17/2025	Square Inc SQ250317 Eric Davidson		\$193.90	\$557,829.51
03/17/2025	CHECK #100056	\$91.50		\$557,738.01
03/18/2025	Square Inc SQ250318 Eric Davidson		\$74.55	\$557,812.56
03/18/2025	CHECK #100061	\$2,157.50		\$555,655.06
03/19/2025	Square Inc SQ250319 Eric Davidson		\$192.85	\$555,847.91
03/19/2025	CHECK #100057	\$79.83		\$555,768.08
03/21/2025	Square Inc SQ250321 Eric Davidson		\$627.70	\$556,395.78
03/21/2025	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,206.28		\$553,189.50
03/24/2025	Square Inc SQ250324 Eric Davidson		\$1,193.15	\$554,382.65
03/24/2025	WASTE CONNECTION WEB_PAY 95300578032125 NORTHWOOD CDD	\$166.07		\$554,216.58
03/24/2025	FRONTIER COMMUNI BILL PAY 20846770691 NORTHWOOD CDD	\$516.11		\$553,700.47
03/25/2025	Square Inc SQ250325 T3S621P9QFY7M8K Eric Davidson	\$190.50		\$553,509.97
03/25/2025	WASTE CONNECTION WEB_PAY 95298386032125 NORTHWOOD CDD	\$12,760.00		\$540,749.97
03/25/2025	CHECK #100059	\$1,050.00		\$539,699.97

Statement Date: March 31, 2025
Account Number: *****4066

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
03/25/2025	CHECK #100064	\$1,684.00		\$538,015.97
03/25/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$8,967.15		\$529,048.82
03/27/2025	Square Inc SQ250327 Eric Davidson		\$9.50	\$529,058.32
03/27/2025	BANKUNITED, N.A. BU CC PMT 043000091562006 NORTHWOOD COMMUNITY	\$372.18		\$528,686.14
03/31/2025	Square Inc SQ250331 Eric Davidson		\$732.95	\$529,419.09
03/31/2025	CHECK #100060	\$390.00		\$529,029.09
03/31/2025	CHECK #100063	\$390.00		\$528,639.09
03/31/2025	CHECK #100066	\$300.00		\$528,339.09
03/31/2025	FRONTIER COMMUNI BILL PAY 20862038391 NORTHWOOD CDD	\$99.99		\$528,239.10

Check Transactions

<i>Check #</i>	<i>Date</i>	<i>Amount</i>	<i>Check #</i>	<i>Date</i>	<i>Amount</i>	<i>Check #</i>	<i>Date</i>	<i>Amount</i>
█████7	03/11	\$200.00	100055*	03/10	\$1,971.12	100061	03/18	\$2,157.50
█████	03/06	\$400.00	100056	03/17	\$91.50	100063*	03/31	\$390.00
█████	03/05	\$200.00	100057	03/19	\$79.83	100064	03/25	\$1,684.00
█████	03/05	\$400.00	100059*	03/25	\$1,050.00	100066*	03/31	\$300.00
█████	03/11	\$400.00	100060	03/31	\$390.00			

Items denoted with an "*" indicate processed checks out of sequence.

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
02/28	\$564,589.37	03/07	\$561,381.01	03/14	\$557,635.61	03/24	\$553,700.47
03/03	\$564,489.38	03/10	\$559,654.00	03/17	\$557,738.01	03/25	\$529,048.82
03/04	\$563,989.38	03/11	\$565,103.90	03/18	\$555,655.06	03/27	\$528,686.14
03/05	\$563,389.38	03/12	\$565,065.06	03/19	\$555,768.08	03/31	\$528,239.10
03/06	\$564,035.28	03/13	\$563,916.42	03/21	\$553,189.50		

Statement Date: March 31, 2025

Account Number: *****4066

Other Balances

Minimum Balance this Statement Period	\$528,239.10
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Effective March 1, 2025, our Business Schedule of Fees will change. New fees can be reviewed at <https://www.bankunited.com/docs/default-source/business-documents/business-schedule-of-fees>. Analysis items may also be impacted, and all changes will be reflected on your statement. If you have any questions, please contact Client Care at 1-877-779-2265 or your Treasury Solutions Officer. We appreciate your business and look forward to continuing to serve your financial needs.

Statement Date: March 31, 2025

Account Number: *****4066

If your account does not balance please check the following carefully:

Have you entered the amount of each check in your checkbook register?

Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?

Have you checked all additions and subtractions in your checkbook register?

Have you carried the correct balance forward when starting a new page in your checkbook register?

**IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:
PLEASE CALL (TOLL FREE) 1-877-779-BANK (2265) OR WRITE US AT:**

BankUnited Operations / EFT Error
7815 NW 148th ST, Miami Lakes, FL 33016

For Consumer Customers Only

Please contact us if you think your statement is wrong or if you need additional information about a transaction. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need further information.
3. Tell us the dollar amount of the suspected error.

You may be required to put your request in writing. We will investigate your complaint and will correct any error promptly.

For Electronic Funds Transfers, if we take more than 10 business days to investigate and correct the error, (20 business days if you are a new customer for electronic funds transfers occurring during the first 30 days after the first deposit is made to your account), we will recredit your consumer account for the amount you think is in error (plus interest if your account earns interest), so that you will have the use of the money during the time it takes us to complete our investigation.

For Substitute Checks, if we take more than 10 business days to investigate and correct the error, we will recredit your consumer account for the amount of loss up to the lesser of \$2,500.00 (plus interest if your account earns interest) or the amount of the substitute check. If your account is new (30 days from the date your account was established), has been subject to repeated overdrafts, or we believe the claim is fraudulent, we may delay the availability of recredited funds until we determine the claim is valid or until the 45th day after the claim was submitted.



0000098

NORTHWOOD CDD
 NORTHWOOD CDD
 2005 PAN AM CIRCLE
 SUITE 300
 TAMPA, FL 33607

BankUnited, N.A. Check No. 1197
 Date: 02/27/2025

Amount \$200.00
 ****TWO HUNDRED AND 0/100 DOLLARS

Pay To The Order Of: BARBARA CRUZ
 27024 SEA BREEZE WAY
 REIMB
 WESLEY CHAPEL, FL 33544

Authorized Signatures: [Signature]

03/11/2025 \$200.00

NORTHWOOD CDD
 2005 PAN AM CIRCLE
 SUITE 300
 TAMPA, FL 33607

BankUnited, N.A. Check No. [Redacted]
 Date: 02/27/2025

Amount \$400.00
 ****FOUR HUNDRED AND 0/100 DOLLARS

Pay To The Order Of: BRIAN MUNARI
 1936 BRUCE B DOWNS DLVD
 481
 WESLEY CHAPEL, FL 33544

Authorized Signatures: [Signature]

03/06/2025 \$400.00

NORTHWOOD CDD
 2005 PAN AM CIRCLE
 SUITE 300
 TAMPA, FL 33607

BankUnited, N.A. Check No. [Redacted]
 Date: 02/27/2025

Amount \$200.00
 ****TWO HUNDRED AND 0/100 DOLLARS

Pay To The Order Of: BRIAN GUNLEY
 1511 RINDOM DRIVE
 WESLEY CHAPEL, FL 33544

Authorized Signatures: [Signature]

03/05/2025 \$200.00

NORTHWOOD CDD
 2005 PAN AM CIRCLE
 SUITE 300
 TAMPA, FL 33607

BankUnited, N.A. Check No. [Redacted]
 Date: 02/27/2025

Amount \$400.00
 ****FOUR HUNDRED AND 0/100 DOLLARS

Pay To The Order Of: GERSSON G. PEREZ
 27219 BIG SUR DRIVE
 WESLEY CHAPEL, FL 33544

Authorized Signatures: [Signature]

03/05/2025 \$400.00

NORTHWOOD CDD
 2005 PAN AM CIRCLE
 SUITE 300
 TAMPA, FL 33607

BankUnited, N.A. Check No. [Redacted]
 Date: 02/27/2025

Amount \$400.00
 ****FOUR HUNDRED AND 0/100 DOLLARS

Pay To The Order Of: MIMIBAUX KILPATRICK
 27240 BIG SUR DRIVE
 WESLEY CHAPEL, FL 33544

Authorized Signatures: [Signature]

03/11/2025 \$400.00

NORTHWOOD CDD
 2005 PAN AM CIRCLE
 SUITE 300
 TAMPA, FL 33607

BankUnited, N.A. Check No. [Redacted]
 Date: 02/25/2025

Amount \$1,971.12
 JOHNSON CONTROLS SECURITY
 One Thousand Nine Hundred Seventy-One Dollars and Twelve Cents

memo: RW 022925-4103

Authorized Signatures: [Signature]

03/10/2025 \$1,971.12

NORTHWOOD CDD
 2005 PAN AM CIRCLE
 SUITE 300
 TAMPA, FL 33607

BankUnited, N.A. Check No. [Redacted]
 Date: 03/10/2025

Amount \$91.50
 STRALEY ROBIN VERCKER
 Ninety-One Dollars and Fifty Cents

memo: AM 031024 144 15981

Authorized Signatures: [Signature]

03/17/2025 \$91.50

NORTHWOOD CDD
 2005 PAN AM CIRCLE
 SUITE 300
 TAMPA, FL 33607

BankUnited, N.A. Check No. [Redacted]
 Date: 03/19/2025

Amount \$79.83
 INFRAMARK LLC
 Seventy-Nine Dollars and Eighty-Three Cents

memo: See Check Stub for Remittance Info

PER MAT

Authorized Signatures: [Signature]

03/19/2025 \$79.83

0000098

NORTHWOOD CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

BankUnited
2895 University Drive
Coral Springs, FL 33065

DATE: 03/10/2025

PAY TO: SPEAREM ENTERPRISES \$ 1,050.00
THE ORDER OF One Thousand Fifty Dollars and Zero Cents DOLLARS

memo: See Check Stub for remittance info

Bank to EIGHT

03/25/2025 \$1,050.00

NORTHWOOD CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

BankUnited
2895 University Drive
Coral Springs, FL 33065

DATE: 03/10/2025

PAY TO: OLM, INC. \$ 390.00
THE ORDER OF Three Hundred Ninety Dollars and Zero Cents DOLLARS

memo: Inv: 44524

Bank to EIGHT

03/31/2025 \$390.00

NORTHWOOD CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

BankUnited
2895 University Drive
Coral Springs, FL 33065

DATE: 03/10/2025

PAY TO: AQUATIC WEED CONTROL, INC. \$ 2,157.50
THE ORDER OF Two Thousand One Hundred Fifty-Seven Dollars and Fifty Cents DOLLARS

memo: See Check Stub for remittance info

Bank to EIGHT

03/18/2025 \$2,157.50

NORTHWOOD CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

BankUnited
2895 University Drive
Coral Springs, FL 33065

DATE: 03/13/2025

PAY TO: OLM, INC. \$ 390.00
THE ORDER OF Three Hundred Ninety Dollars and Zero Cents DOLLARS

memo: Inv: 44517

Bank to EIGHT

03/31/2025 \$390.00

NORTHWOOD CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

BankUnited
2895 University Drive
Coral Springs, FL 33065

DATE: 03/13/2025

PAY TO: AQUATIC WEED CONTROL, INC. \$ 1,684.00
THE ORDER OF One Thousand Six Hundred Eighty-Four Dollars and Zero Cents DOLLARS

memo: Inv: 105901

Bank to EIGHT

03/25/2025 \$1,684.00

NORTHWOOD CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

BankUnited
2895 University Drive
Coral Springs, FL 33065

DATE: 03/13/2025

PAY TO: FRANCISCO M MONSERRATE \$ 300.00
THE ORDER OF Three Hundred Dollars and Zero Cents DOLLARS

memo: Inv: 92225

Bank to EIGHT

03/31/2025 \$300.00


P.O. Box 521599 Miami, FL 33152-1599


>002026 8639225 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607


Statement Date: March 31, 2025

Account Number: *****4139

Customer Service Information

 Client Care: 877-779-BANK (2265)

 Web Site: www.bankunited.com

 Bank Address: BankUnited
P.O. Box 521599
Miami, FL 33152-1599



Customer Message Center

Please reference Statement Message section for important information regarding new business fees, effective March 1, 2025.

PF RELATIONSHIP PRICED MMA Account ***4139**

Account Summary

Statement Balance as of 02/28/2025			\$124,875.34
Plus	0	Deposits and Other Credits	\$0.00
Less	0	Withdrawals, Checks, and Other Debits	\$0.00
Less		Service Charge	\$0.00
Plus		Interest Paid	\$424.13
Statement Balance as of 03/31/2025			\$125,299.47

Interest Summary

Interest Paid this Statement Period	\$424.13
Interest Paid Year to Date	\$1,227.44
Interest Paid Prior Year 2024	\$6,022.32
Interest Withheld Prior Year 2024	\$0.00

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
03/31/2025	Interest Paid		\$424.13	\$125,299.47

Statement Date: March 31, 2025
Account Number: *****4139

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
02/28	\$124,875.34	03/31	\$125,299.47

Other Balances

Minimum Balance this Statement Period	\$124,875.34
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Statement Date: March 31, 2025

Account Number: *****4139

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BankUnited

We appreciate your business.