

**Northwood  
Community Development District**

**July 21, 2025**

**AGENDA PACKAGE**

**Teams Information**

**Call In Number: 265 409 474 595   Meeting ID: 7ud5vr**

**[Join the meeting now](#)**

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Meetings fall on the 3<sup>rd</sup> 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**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>□ Barbara Cruz, Chairperson</li> <li>□ Gersson Perez, Vice Chairperson</li> <li>□ Brian Quigley, Assistant Secretary</li> <li>□ Brian Munari, Assistant Secretary</li> <li>□ Mimieaux Kilpatrick, Assistant Secretary</li> </ul> | <ul style="list-style-type: none"> <li>□ Christina Newsome, District Manager</li> <li>□ Vivek Babbar, District Counsel</li> <li>□ Tonja Stewart, District Engineer</li> <li>□ Tyson Waag, District Engineer</li> <li>□ Jen Lavelle, On-Site Manager</li> <li>□ Lani Randle, On-Site Assistant</li> </ul> |
|---|--|

**Budget Public Hearing  
Regular Meeting Agenda  
Monday, July 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. Public Hearing on Adopting Fiscal Year 2025 Final Budget**
  - A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget
  - B. Consideration of Resolution 2025-04; Adopting Fiscal Year 2026 Budget
  - C. Close Public Hearing on Adopting Fiscal Year 2026 Final Budget
- 5. Public Hearing on Levying O&M Assessments**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Consideration of Resolution 2025-05; Levying O&M Assessments
  - C. Close Public Hearing on Levying O&M Assessments
- 6. Staff Reports**
  - A. District Counsel
  - B. District Manager
    - i. Onsite Manager's Report
    - ii. OLM Report
    - iii. Aquatic Weed Control Service Report
  - C. District Engineer
- 7. Old Business Items**
  - A. Infrastructure Advisory Group
    - i. Discussion on W.C. Sherrill and Company, LLC Surveying, Mapping, Consulting Sketch Proposal
  - B. Infrastructure Update
- 8. New Business Items**
  - A. Consideration of Resolution 2025-06; Adopting Fiscal Year 2026 Meeting Schedule
  - B. General Matters of the District
- 9. Consent Agenda**
  - A. Approval of the Minutes of June 16, 2025 Regular Meeting  
(To be Sent Under Separate Cover)
  - B. Review of the Financials, O&Ms, and Check Register as of June 30, 2025

**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

**10. Board of Supervisors' Requests and Comments**

**11. Audience Comments**

**12. Adjournment**

The CDD Budget Public Hearing is scheduled for Monday, August 18, 2025, at 6:30 p.m.

**District Office:**  
Inframark, Community Management Services  
210 North University Drive, Suite 702  
Coral Springs, Florida 33071  
954-603-0033

**Meeting Location:**  
Land O' Lakes Heritage Park  
5401 Land O' Lakes Blvd  
North Port, Florida 34639



## **Third Order of Business**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Trend Report - General Fund**  
**For the Period Ending June 30, 2025**

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Budget	Aug Budget	Sep Budget	Actual Thru 6/30/2025	Projected Next 3 Mths	FY2025 Total	Adopted Budget	% of Budget
<b>Revenues</b>																		
361001	Interest - Investments	\$ (3,619)	\$ 1,374	\$ 1,203	\$ 1,146	\$ 1,038	\$ 13,400	\$ 2,228	\$ 2,309	\$ 1,127	\$ 1,250	\$ 1,250	\$ 1,250	\$ 20,208	\$ 3,748	\$ 23,956	\$ 15,000	160%
347010	Room Rentals	-	-	-	-	-	200	-	-	-	1,667	1,667	1,667	200	5,001	5,201	20,000	26%
361006	Interest - Tax Collector	-	-	-	678	-	-	-	66	-	-	-	-	743	1	744	-	0%
362005	Rental Income	-	-	-	-	200	(200)	-	-	-	-	-	-	-	-	-	-	0%
363010	Special Assmnts- Tax Collector	3,519	92,388	581,196	16,739	12,627	12,716	19,987	5,014	11,800	-	-	-	755,987	(1)	755,986	749,913	101%
369900	Other Miscellaneous Revenues	(28)	4,196	3,106	3,374	3,385	4,030	2,570	2,643	942	-	-	-	24,217	1	24,218	-	0%
<b>Total Revenues</b>		<b>(128)</b>	<b>97,958</b>	<b>585,505</b>	<b>21,937</b>	<b>17,250</b>	<b>30,146</b>	<b>24,785</b>	<b>10,032</b>	<b>13,869</b>	<b>2,917</b>	<b>2,917</b>	<b>2,917</b>	<b>801,355</b>	<b>8,750</b>	<b>810,105</b>	<b>784,913</b>	<b>103%</b>
<b>Expenditures</b>																		
<b>Administrative</b>																		
511100	Supervisor Fees	800	200	1,800	400	1,800	-	1,000	1,200	1,000	1,000	1,000	1,000	8,200	3,000	11,200	12,000	93%
531146	District Counsel	-	88	-	419	92	-	646	442	184	417	417	417	1,869	1,253	3,122	5,000	62%
531147	District Engineer	4,406	-	-	-	-	-	-	2,993	-	417	417	417	7,399	1,251	8,650	5,000	173%
531150	District Manager	6,217	12,710	5,417	5,417	78	5,417	5,417	5,482	5,477	5,417	5,417	5,417	51,630	16,253	67,883	65,000	104%
532002	Auditing Services	-	-	-	-	-	-	-	-	7,500	500	500	500	7,500	1,500	9,000	6,000	150%
534215	Onsite Staff	6,025	9,568	22,154	6,600	6,348	6,343	6,153	9,588	38	6,667	6,667	6,667	72,817	20,001	92,818	80,000	116%
541024	Postage, Phone, Faxes, Copies	-	-	-	-	-	-	60	(60)	-	-	-	-	-	-	-	-	0%
545002	Insurance - General Liability	3,993	-	-	-	-	-	-	-	-	333	333	333	3,993	999	4,992	4,000	125%
545008	Public Officials Insurance	4,998	-	-	-	-	-	-	-	-	417	417	417	4,998	1,251	6,249	5,000	125%
545009	Insurance -Property & Casualty	15,998	-	-	-	-	-	-	-	-	1,333	1,333	1,333	15,998	3,999	19,997	16,000	125%
545013	Insurance - Crime	-	-	-	-	-	-	-	-	-	25	25	25	-	75	75	300	25%
548002	Legal Advertising	-	-	-	-	-	-	308	-	1,140	167	167	167	1,448	501	1,949	2,000	97%
549142	Bank Fees	10	-	-	-	-	-	1	-	-	8	8	8	11	24	35	100	35%
554020	Dues, Licenses, Subscriptions	633	1,084	(507)	184	576	1,025	430	499	612	250	250	250	4,535	751	5,286	3,000	176%
<b>Total Administrative</b>		<b>43,080</b>	<b>23,650</b>	<b>28,864</b>	<b>13,020</b>	<b>8,894</b>	<b>12,785</b>	<b>14,015</b>	<b>20,144</b>	<b>15,951</b>	<b>16,951</b>	<b>16,951</b>	<b>16,951</b>	<b>180,398</b>	<b>50,858</b>	<b>231,256</b>	<b>203,400</b>	<b>114%</b>
<b>Electric Utility Services</b>																		
543041	Utility - Electric	-	-	-	54	(54)	-	51	(51)	-	-	-	-	-	-	-	-	0%
<b>Total Electric Utility Services</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>54</b>	<b>(54)</b>	<b>-</b>	<b>51</b>	<b>(51)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>
<b>Utility Services</b>																		
541009	Telephone/Fax/Internet Services	696	648	1,290	889	528	940	770	1,284	1,425	975	975	975	8,469	2,926	11,395	11,700	97%
543018	Utility - Water	235	990	579	615	12	1,871	338	1,443	(188)	558	558	558	5,894	1,675	7,569	6,700	113%
543041	Utility - Electric	9,658	18,559	151	18,683	272	9,041	9,107	9,115	9,145	9,000	9,000	9,000	83,732	26,999	110,731	108,000	103%
546913	Garbage Collection	25,867	26,136	(108)	25,784	217	12,926	12,926	13,271	12,932	12,917	12,917	12,917	129,950	38,752	168,702	155,000	109%
<b>Total Utility Services</b>		<b>36,456</b>	<b>46,333</b>	<b>1,912</b>	<b>45,971</b>	<b>1,029</b>	<b>24,778</b>	<b>23,141</b>	<b>25,113</b>	<b>23,314</b>	<b>23,450</b>	<b>23,450</b>	<b>23,450</b>	<b>228,045</b>	<b>70,352</b>	<b>298,397</b>	<b>281,400</b>	<b>106%</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Trend Report - General Fund**  
**For the Period Ending June 30, 2025**

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Budget	Aug Budget	Sep Budget	Actual Thru 6/30/2025	Projected Next 3 Mths	FY2025 Total	Adopted Budget	% of Budget
<u>Garbage/Solid Waste Services</u>																		
546913	Garbage Collection	-	-	12,924	(12,760)	(164)	-	-	-	-	-	-	-	-	-	-	-	0%
	Total Garbage/Solid Waste Services	-	-	12,924	(12,760)	(164)	-	-	-	-	-	-	-	-	-	-	-	0%
<u>Water-Sewer Comb Services</u>																		
543018	Utility - Water	-	476	(476)	563	(563)	-	806	(806)	(47)	-	-	-	(47)	-	(47)	-	0%
	Total Water-Sewer Comb Services	-	476	(476)	563	(563)	-	806	(806)	(47)	-	-	-	(47)	-	(47)	-	0%
<u>Other Physical Environment</u>																		
534062	Contracts-Landscape Consultant	390	390	-	390	390	390	390	390	390	390	390	390	3,120	1,170	4,290	4,680	92%
534171	Contracts - Landscape	-	6,166	6,556	3,270	18,010	6,166	6,166	16,051	18,882	6,000	6,000	6,000	81,267	18,000	99,267	72,000	138%
546015	R&M-Clubhouse	-	-	-	-	-	78	(78)	-	-	-	-	-	-	-	-	-	0%
546036	R&M-Other Landscape	15,080	2,000	10,724	1,120	(11,844)	-	-	18,567	3,175	1,667	1,667	1,667	38,822	5,001	43,823	20,000	219%
546042	R&M-Lake	1,684	1,684	1,684	1,967	2,158	1,684	1,684	1,684	1,684	1,584	1,584	1,584	15,913	4,752	20,665	19,008	109%
546074	R&M-Pools	950	950	950	(950)	-	1,910	(1,910)	(1,900)	-	-	-	-	-	-	-	-	0%
546246	Landscape - Mulch	-	-	-	-	-	-	-	-	-	1,250	1,250	1,250	-	3,750	3,750	15,000	25%
546920	Maintenance & Repairs	-	250	70	140	-	-	-	-	-	167	167	167	460	501	961	2,000	48%
546930	Irrigation Maintenance	90	-	666	-	-	-	-	-	855	250	250	250	1,611	750	2,361	3,000	79%
549044	Misc-Property Taxes	-	-	-	-	-	-	871	-	116	-	-	-	987	-	987	-	0%
568186	Reserve - Undesignated	-	-	-	-	-	-	-	-	-	7,027	7,027	7,027	-	21,081	21,081	84,325	25%
	Total Other Physical Environment	18,194	11,440	20,650	5,937	8,714	10,228	7,123	34,792	25,102	18,335	18,335	18,335	142,180	55,005	197,185	220,013	90%
<u>Road and Street Facilities</u>																		
531116	Security Patrol Services	-	-	-	-	-	-	300	(300)	-	-	-	-	-	-	-	-	0%
	Total Road and Street Facilities	-	-	-	-	-	-	300	(300)	-	-	-	-	-	-	-	-	0%
<u>Parks and Recreation</u>																		
531116	Security Patrol Services	3,480	-	1,856	928	-	3,150	2,400	750	750	1,250	1,250	1,250	13,314	3,750	17,064	15,000	114%
531170	Pest Control	-	-	-	-	-	-	-	-	-	92	92	92	-	276	276	1,100	25%
534215	Onsite Staff	-	15,593	(15,593)	6,600	(6,600)	-	-	-	-	-	-	-	-	-	-	-	0%
53800	Janitorial Services	-	-	-	-	-	-	-	-	-	417	417	417	-	1,251	1,251	5,000	25%
541009	Telephone/Fax/Internet Services	-	879	(363)	(516)	-	516	(362)	(154)	-	-	-	-	-	-	-	-	0%
546015	R&M-Clubhouse	-	-	358	112	67	186	168	1,086	-	417	417	417	1,977	1,251	3,228	5,000	65%
546036	R&M-Other Landscape	-	-	-	-	-	-	150	(150)	-	-	-	-	-	-	-	-	0%
546074	R&M-Pools	1,125	810	-	950	1,100	-	2,710	1,900	1,850	1,250	1,250	1,250	10,445	3,750	14,195	15,000	95%
546237	Pool Furniture repair & replacement	-	-	-	-	-	-	-	-	-	333	333	333	-	999	999	4,000	25%
546300	Landscape Maintenance	-	-	2,850	(2,850)	-	-	-	-	-	-	-	-	-	-	-	-	0%

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Trend Report - General Fund**  
**For the Period Ending June 30, 2025**

Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Budget	Aug Budget	Sep Budget	TOTAL				
														Actual Thru 6/30/2025	Projected Next 3 Mths	FY2025 Total	Adopted Budget	% of Budget
546414	Recreation / Park Facility Maintenance	-	-	-	-	-	-	57	1,986	-	167	167	167	2,043	501	2,544	2,000	127%
546479	Security System Monitoring & Maint.	403	1,582	(784)	2,241	1,971	288	1,874	-	666	667	667	667	8,241	2,001	10,242	8,000	128%
546495	Pavement/Signage/Wall Repairs	-	-	-	-	-	-	-	-	-	417	417	417	-	1,251	1,251	5,000	25%
549027	Holiday Decoration	-	5,500	5,500	-	-	-	-	-	-	833	833	833	11,000	2,499	13,499	10,000	135%
549052	Special Events	275	-	2,430	600	450	-	1,275	-	-	333	333	333	5,030	999	6,029	4,000	151%
549411	Community Enhancement Projects	-	-	-	-	-	-	-	-	-	250	250	250	-	750	750	3,000	25%
552003	Op Supplies - Clubhouse	-	-	697	184	392	(576)	-	-	-	250	250	250	697	750	1,447	3,000	48%
	<b>Total Parks and Recreation</b>	<b>5,283</b>	<b>24,364</b>	<b>(3,049)</b>	<b>8,249</b>	<b>(2,620)</b>	<b>3,564</b>	<b>8,272</b>	<b>5,418</b>	<b>3,266</b>	<b>6,676</b>	<b>6,676</b>	<b>6,676</b>	<b>52,747</b>	<b>20,028</b>	<b>72,775</b>	<b>80,100</b>	<b>91%</b>
	<b>Total Expenditures</b>	<b>103,013</b>	<b>106,263</b>	<b>60,825</b>	<b>61,034</b>	<b>15,236</b>	<b>51,355</b>	<b>53,708</b>	<b>84,310</b>	<b>67,586</b>	<b>65,412</b>	<b>65,412</b>	<b>65,412</b>	<b>603,323</b>	<b>196,243</b>	<b>799,566</b>	<b>784,913</b>	<b>102%</b>
	Excess (deficiency) of revenues																	
	Over (under) expenditures	\$ (103,141)	\$ (8,305)	\$ 524,680	\$ (39,097)	\$ 2,014	\$ (21,209)	\$ (28,923)	\$ (74,278)	\$ (53,717)	\$ (62,495)	\$ (62,495)	\$ (62,495)	198,032	(187,493)	10,539	-	0%
391000	<b>Fund Balance, Beginning (Oct 1, 2024)</b>													<b>770,907</b>	<b>-</b>	<b>770,907</b>	<b>770,907</b>	
	<b>Fund Balance, Ending</b>													<b>\$ 968,939</b>	<b>\$ (187,493)</b>	<b>\$ 781,446</b>	<b>\$ 770,907</b>	

# **Fourth Order of Business**

# **BUDGET PUBLIC HEARING**

**4B**

## RESOLUTION 2025-04

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Northwood Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Northwood Community Development District for the Fiscal Year Beginning October 1,



2025, and Ending September 30, 2026”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$ \_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
<b>Total All Funds*</b>	<b>\$ _____</b>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 21, 2025.**

Attested By:

**Northwood  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Barbara Cruz  
Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Adopted Budget**

# Exhibit A

**Northwood**  
Community Development District

***Annual Operating and Debt Service Budget***

**Fiscal Year 2026**

Approved Tentative Budget  
(05/19/2025)

Prepared by:



## **Northwood CDD**

Community Development District

### **Budget Overview**

Fiscal Year 2026

## **Northwood CDD**

Community Development District

## **Operating Budget**

Fiscal Year 2026

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<b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1
Exhibit A - Allocation of Fund Balances .....	2
Budget Narrative .....	3 - 4
<b><u>SUPPORTING BUDGET SCHEDULES</u></b>	
Non-Ad Valorem Assessment Summary .....	5

Annual Operating and Debt Service Budget



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Security System	\$	8,000	\$	5,551	\$	10,000
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Community Development District

*General Fund*

Garbage Dumpster - Rental/Collection	155,000	77,852	162,750
Clubhouse Supplies	3,000	697	2,000
Park Maintenance	2,000	-	2,000
Community Enhancement Projects	3,000	-	3,000
Sidewalk, Pavement, Signage R&M	5,000	-	2,500
Special Events	4,000	3,755	15,000
Pool Treatments & Other R&M	15,000	3,985	10,000
Security Monitoring Services	15,000	9,414	22,500
Pool Furniture	4,000	-	4,000
Holiday Decorations	10,000	7,700	-
Pest Control	1,100	-	1,100
Janitorial Cleaning	5,000	-	5,000
Clubhouse R&M	5,000	723	3,000
Event Planning	-	-	7,000
	-	-	-

**Total Amenity**

<b>\$ 235,100</b>	<b>\$ 109,677</b>	<b>\$ 249,850</b>
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**Landscape and Pond Maintenance**

Landscape Maintenance - Contract	\$ 72,000	\$ 40,168	\$ 80,336
Landscaping - R&M	20,000	17,080	2,000
Landscaping - Mulch	15,000	-	-
Landscaping - Consultant	4,680	1,950	4,680
Irrigation Maintenance	3,000	755	3,000
Maintenance and Repairs	2,000	460	-
Stormwater Assessment	-	-	20,000
Reserve Undesignated	84,325	-	97,000
Aquatic Maintenance	19,008	10,861	21,722
R&M-Tree Trimming	-	-	10,000
	-	-	-

**Total Landscape and Pond Maintenance**

<b>\$ 220,013</b>	<b>\$ 71,274</b>	<b>\$ 238,738</b>
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**Capital Entryway Project**

Planning and Design	-	-	600
Engineering	-	-	600
Legal Services	-	-	600
Infrastructure	-	-	600
Miscellaneous Contingency	-	-	600

**Total Capital Entryway Project**

<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000</b>
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**TOTAL EXPENDITURES**

<b>\$ 784,913</b>	<b>\$ 374,035</b>	<b>\$ 845,512</b>
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Excess (deficiency) of revenues

\$ -	\$ 371,673	\$ -
------	------------	------

Net change in fund balance

\$ -	\$ 371,673	\$ -
------	------------	------

**FUND BALANCE, BEGINNING**

\$ 705,814	\$ 705,814	\$ 724,754
------------	------------	------------

**FUND BALANCE, ENDING**

<b>\$ 705,814</b>	<b>\$ 1,077,487</b>	<b>\$ 724,754</b>
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**Exhibit "A"**  
Allocation of Fund Balances

<b>FISCAL YEAR 2025 RESERVE FUND ANALYSIS</b>
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Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$ -
Less: Forecasted Surplus/(Deficit) as of 9/30/2025	784,913

<b>Estimated Funds Available - 9/30/2025</b>	<b>784,913</b>
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<b>FISCAL YEAR 2026 RESERVE FUND ANALYSIS</b>
---

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$ -
Less: First Quarter Operating Reserve	(24,250) <sup>(1)</sup>
Less: Designated Reserves for Capital Projects	
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	

<b>Estimated Remaining Undesignated Cash as of 9/30/2026</b>	<b>(24,250)</b>
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**Budget Narrative**  
Fiscal Year 2026

<b>REVENUES</b>
-----------------

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

<b>EXPENDITURES</b>
---------------------

**Financial and Administrative**

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

**Onsite Staff**

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

**District Management**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

**Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**Administration**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

**Budget Narrative**  
Fiscal Year 2026

<b>EXPENDITURES</b>
---------------------

**Financial and Administrative** (continued)

**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**Construction Accounting**

Accounting services as described within the Accounting Services but specifically regarding construction.

**Financial/Revenue Collections**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Rentals and Leases**

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

**Data Storage**

Cost of server maintenance and technical support for CDD related IT needs.

**Accounting Services**

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Website Administration Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

**District Engineer**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

<b>EXPENDITURES</b>
---------------------

**Budget Narrative**  
Fiscal Year 2026

**Financial and Administrative** (continued)

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Postage, Phone, Faxes, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

**Mailings**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Professional Services – Arbitrage Rebate**

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Bank Fees**

This represents the cost of bank charges and other related expenses that are incurred during the year.

**Dues, Licenses and Fees**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Onsite Office Supplies**

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

**Website ADA Compliance**

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

**Disclosure Report**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

**Annual Stormwater Report**

Cost to produce annual report on CDD stormwater infrastructure.

**Miscellaneous Administrative**

All other administrative costs not otherwise specified above.

**Budget Narrative**  
Fiscal Year 2026

<b>EXPENDITURES</b>
---------------------

**Insurance**

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

**Public Officials Insurance**

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

**Property & Casualty Insurance**

The District will incur fees to insure items owned by the district for its property needs.

**Deductible**

District's share of expenses for insured property when a claim is filed.

<b>EXPENDITURES</b>
---------------------

**Utility Services**

**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Streetlights**

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

**Lighting Replacement**

Cost of replacing defective lights and bulbs in CDD facilities.

**Decorative Light Maintenance**

Cost of replacement and repair of decorative lighting fixtures.

**Amenity Internet**

Internet service for clubhouse and other amenity locations.

**Water/Waste**

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

**Gas**

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

**Facility A/C & Heating R&M**

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

**Utilities – Other**

Utility expenses not otherwise specified in above categories.

**Budget Narrative**  
**Fiscal Year 2026**

<b>EXPENDITURES</b>
---------------------

**Amenity**

**Pool Monitor**

Cost of staff members to facilitate pool safety services.

**Janitorial – Contract**

Cost of janitorial labor for CDD Facilities.

**Janitorial Supplies/Other**

Cost of janitorial supplies for CDD Facilities.

**Garbage Dumpster – Rental and Collection**

Cost of dumpster rental and trash collection at CDD facilities.

**Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

**Amenity R&M**

Cost of repairs and regular maintenance of CDD amenities.

**Amenity Furniture R&M**

Cost of repairs and maintenance to amenity furniture.

**Access Control R&M**

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

**Key Card Distribution**

Cost of providing keycards to residents to access CDD Facilities.

**Recreation/Park Facility Maintenance**

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

**Athletic Courts and Field Maintenance**

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

**Park Restroom Maintenance**

Upkeep and cleaning of park restrooms on CDD property.

**Playground Equipment and Maintenance**

Cost of acquisition and upkeep of playground equipment for CDD parks.

**Clubhouse Office Supplies**

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

**Clubhouse IT Support**

Cost of IT services and for clubhouse operational needs.

**Dog Waste Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

<b>EXPENDITURES</b>
---------------------



**Budget  
Narrative Fiscal  
Year 2026**

**Amenity (Continued)**

**Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

**Sidewalk, Pavement, Signage R&M**

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

**Trail/Bike Path Maintenance**

Cost of upkeep to bike paths and trails on CDD property.

**Boardwalk and Bridge Maintenance**

Cost of upkeep for boardwalks and bridges on CDD property.

**Pool and Spa Permits**

Cost of permits required for CDD pool and spa operation as required by law.

**Pool Maintenance – Contract**

Cost of Maintenance for CDD pool facilities.

**Pool Treatments & Other R&M**

Cost of chemical pool treatments and similar such maintenance.

**Security Monitoring Services**

Cost of CDD security personnel and equipment.

**Special Events**

Cost of holiday celebrations and events hosted on CDD property.

**Community Activities**

Cost of recreational events hosted on CDD property.

**Holiday Decorations**

Cost of decorations for major holidays (i.e., Christmas)

**Miscellaneous Amenity**

Amenity Expenses not otherwise specified.

**EXPENDITURES**

**Landscape and Pond Maintenance**

**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

**Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

**Landscaping - R&M**

Cost of repairs and regular maintenance to landscaping equipment.

**EXPENDITURES**

**Landscape and Pond Maintenance (Continued)**

**Budget Narrative**  
Fiscal Year 2026

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

**Aquatics – Plant Replacement**

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

**Debris Cleanup**

Cost of cleaning up debris on district property.

**Wildlife Control**

Management of wildlife on district property.

<b>EXPENDITURES</b>
---------------------

**Contingency/Reserves**

**Contingency**

Funds set aside for projects, as determined by the district's board.

**Capital Improvements**

Funding of major projects and building improvements to CDD property.

**R&M Other Reserves**

The board may set aside monetary reserves for necessary for maintenance projects as needed.

**Northwood**

Community Development District

*Debt Service Fund*

**Budget Narrative**  
Fiscal Year 2026

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Debt Service**

**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

**Interest Expense**

The District Pays interest Expenses on the debt twice a year.

## **Northwood CDD**

Community Development District

### **Supporting Budget Schedules**

Fiscal Year 2026

**Assessment Summary**  
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION - BASED ON CURRENT BUDGET							
Product			General Fund				Units
			FY 2026	FY 2025	Dollar Change	Percent Change	
PARCEL 1A	Large		\$1,351	\$1,251	\$ 100	8%	49
PARCEL 1B	Small		\$1,351	\$1,251	\$ 100	8%	49
PARCEL 2	Small		\$1,351	\$1,251	\$ 100	8%	80
PARCEL 3A	Large		\$1,351	\$1,251	\$ 100	8%	25
PARCEL 3B	Large		\$1,351	\$1,251	\$ 100	8%	41
PARCEL 4	Small		\$1,351	\$1,251	\$ 100	8%	115
PARCEL 5	Large		\$1,351	\$1,251	\$ 100	8%	33
PARCEL 6	Small		\$1,351	\$1,251	\$ 100	8%	56
PARCEL 7	Small		\$1,351	\$1,251	\$ 100	8%	79
PARCEL 8	Small		\$1,351	\$1,251	\$ 100	8%	53
PARCEL 9	Small		\$1,351	\$1,251	\$ 100	8%	52
Parcel 2- Partial Prepay	Small		\$1,351	\$1,251	\$ 100	8%	2
Parcel 3A- Partial Prepay	Large		\$1,351	\$1,251	\$ 100	8%	1
Parcel 4- Partial Prepay	Small		\$1,351	\$1,251	\$ 100	8%	1
Total Pay Down (Large)			\$1,351	\$1,251	\$ 100	8%	1
Total Pay Down (Small)			\$1,351	\$1,251	\$ 100	8%	1
							<b>638</b>

\*\*\* New Area is assessed solely on Admin fees

# **Fifth Order of Business**

**5B**

# **RESOLUTION 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Northwood Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Pasco County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);



**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 21, 2025.**

Attested By:

**Northwood Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Secretary/☐ Assistant Secretary

\_\_\_\_\_  
Barbara Cruz  
Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Budget**

# **REGULAR MEETING**

## **Sixth Order of Business**

**6Bi**

## Northwood CDD

# Manager Report

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- 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

### Summer Camps:

#### **Drama Kids FL**

July 21-25 (9am-4pm)

#### **Into the Light Performing Arts**

July 14-18 (10am-2pm)

Please see:

- June Calendar, June Sales & June Rentals
- Tentative July Calendar
- Pool Inspection Proposal
- Incident Reports
- LMP Proposal
- Playground Pressure Washing Quotes

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Clubhouse Reserved & 9am - Tennis Lessons 5:30pm - Tennis Lessons	2 DRAMA CAMP (9am-4pm) 5pm - Martial Arts 5:30pm - Tennis Lessons	3 5:30pm - Tennis Lessons	4 Recycle Day @ Northwood 8am - OLM Inspection 5pm - Tennis Lessons	5 5pm - Martial Arts 5pm - TENNIS LESSONS 5:30pm - Tennis Lessons 7:30pm - Tennis Lessons	6 5pm - Tennis Lessons	7 Clubhouse Reserved: Pool Cabana Reserved: 9am - TENNIS LESSONS 9am - TENNIS LESSONS
8 Clubhouse Reserved: 9am - Tennis Lessons 5:30pm - Tennis Lessons	9 5:30pm - Tennis Lessons	10 12:30pm - Landscape ? 5:30pm - Tennis Lessons 7pm - HOA Committee	11 Recycle Day @ Northwood 5pm - Tennis Lessons	12 5pm - Martial Arts 5pm - TENNIS LESSONS 5:30pm - Tennis Lessons 7:30pm - Tennis Lessons	13 5pm - Tennis Lessons	14 Clubhouse Reserved: Flag Day 9am - TENNIS LESSONS 9am - TENNIS LESSONS 11am - Pool Reserved:
15 Father's Day 9am - Tennis Lessons 5:30pm - Tennis Lessons	16 1:45pm - Key Card 5:30pm - Tennis Lessons 6:30pm - CDD Monthly	17 5:30pm - Tennis Lessons	18 Recycle Day @ Northwood 4:30pm - Clubhouse Tour 5pm - Tennis Lessons	19 Juneteenth 5pm - Martial Arts 5pm - TENNIS LESSONS 5:30pm - Tennis Lessons 7:30pm - Tennis Lessons	20 5pm - Tennis Lessons 6pm - Key Card	21 Clubhouse Reserved: 9am - TENNIS LESSONS 9am - TENNIS LESSONS
22 9am - Tennis Lessons 5:30pm - Tennis Lessons	23 5pm - Martial Arts 5:30pm - Tennis Lessons	24 5:30pm - Tennis Lessons 6:30pm - HOA Monthly	25 Recycle Day @ Northwood 5pm - Tennis Lessons	26 5pm - Martial Arts 5pm - TENNIS LESSONS 5:30pm - Tennis Lessons 7:30pm - Tennis Lessons	27 5pm - Tennis Lessons	28 9am - TENNIS LESSONS 9am - TENNIS LESSONS
29 Clubhouse Reserved: 9am - Tennis Lessons 5:30pm - Tennis Lessons	30 5pm - Martial Arts 5:30pm - Tennis Lessons 6:30pm - CDD	1 5:30pm - Tennis Lessons	2 Recycle Day @ Northwood 8am - OLM Inspection 5pm - Tennis Lessons	3 5pm - TENNIS LESSONS 5:30pm - Tennis Lessons 7:30pm - Tennis Lessons	4 Independence Day 5pm - Tennis Lessons	5 9am - TENNIS LESSONS 9am - TENNIS LESSONS

<b>Date</b>	<b>Time</b>	<b>Description</b>	<b>Amount</b>
Wednesday, June 4, 2025	9:52 am	Clubhouse Reserved: June 14, 2025 Northwood CDD	\$600.00
Wednesday, June 4, 2025	11:46 am	Clubhouse Reserved: July 12, 2025 Northwood CDD	\$200.00
Monday, June 9, 2025	12:34 pm	Refund of Security Deposit (Clubhouse) June 8, 2025	(\$200.00)
Monday, June 9, 2025	12:37 pm	Refund of Security Deposit (Clubhouse) June 7, 2025	(\$200.00)
Monday, June 9, 2025	1:45 pm	Refund of Security Deposit (Clubhouse) June 1, 2025	(\$200.00)
Monday, June 9, 2025	4:00 pm	Clubhouse Reserved: November 8, 2025 Northwood CDD	\$500.00
Thursday, June 12, 2025	6:30 pm	Clubhouse Reserved: June 21, 2025 Northwood CDD	\$600.00
Saturday, June 14, 2025	4:57 pm	Invoice #000072: Tennis Court Rental Subscription	\$200.00
Tuesday, June 17, 2025	10:57 am	Refund of Non-Resident Security Deposit June 14, 2025	(\$500.00)
Friday, June 20, 2025	12:43 pm	Clubhouse Reserved: June 29, 2025 Northwood CDD	\$500.00
Monday, June 23, 2025	9:30 am	Refund of Non-Resident Security Deposit June 21, 2025	(\$500.00)



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

# June 2025

## RENTALS

NAME	PHONE	RESIDENT	RENTAL DATE	TIME	PAID
Dawn	██████████	YES	06/07 Clubhouse	11AM-4PM	YES
Tiffany	██████████	YES	06/07 Pool Cabana	11AM-3PM	YES
Theresa	██████████	YES	06/08	12PM-6PM	YES
Vanessa	██████████	NO	06/14 Clubhouse	1PM--7PM	YES
Sylvia	██████████	YES	06/14 Pool Cabana	11AM-3PM	YES
Ashley	██████████	NO	06/21	12PM-6PM	YES
Helema	██████████	YES	06/29	5PM-11PM	YES

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29 Clubhouse Reserved: 9am - Tennis Lessons 5:30pm - Tennis Lessons	30 5pm - Martial Arts 5:30pm - Tennis Lessons 6:30pm - CDD	1 5:30pm - Tennis Lessons	2 Recycle Day @ Northwood 8am - OLM Inspection 5pm - Tennis Lessons	3 5pm - TENNIS LESSONS 5:30pm - Tennis Lessons 7:30pm - Tennis Lessons	4 Independence Day 5pm - Tennis Lessons	5 9am - TENNIS LESSONS 9am - TENNIS LESSONS
6 9am - Tennis Lessons 5:30pm - Tennis Lessons	7 5pm - Martial Arts 5:30pm - Tennis Lessons	8 12:30pm - Landscape ? 12:30pm - Landscape 5:30pm - Tennis Lessons 7pm - HOA Committee	9 Recycle Day @ Northwood 5pm - Tennis Lessons	10 5pm - Martial Arts 5pm - TENNIS LESSONS 5:30pm - Tennis Lessons 7:30pm - Tennis Lessons	11 1pm - Infrastructure 5pm - Tennis Lessons	12 Clubhouse Reserved: 9am - TENNIS LESSONS 9am - TENNIS LESSONS
13 9am - Tennis Lessons 5:30pm - Tennis Lessons	14 5pm - Martial Arts 5:30pm - Tennis Lessons	15 5:30pm - Tennis Lessons 6:30pm - HOA - DRB	16 Recycle Day @ Northwood 5pm - Tennis Lessons	17 5pm - Martial Arts 5pm - TENNIS LESSONS 5:30pm - Tennis Lessons 7:30pm - Tennis Lessons	18 5pm - Tennis Lessons	19 Clubhouse Reserved: 9am - TENNIS LESSONS 9am - TENNIS LESSONS
20 9am - Tennis Lessons 5:30pm - Tennis Lessons	21 5pm - Martial Arts 5:30pm - Tennis Lessons 6:30pm - CDD Monthly	22 5:30pm - Tennis Lessons 6:30pm - HOA Monthly	23 Recycle Day @ Northwood 5pm - Tennis Lessons	24 5pm - Martial Arts 5pm - TENNIS LESSONS 5:30pm - Tennis Lessons 7:30pm - Tennis Lessons	25 5pm - Tennis Lessons 6pm - Barrington HOA	26 Clubhouse Reserved: 9am - TENNIS LESSONS 9am - TENNIS LESSONS
27 Clubhouse Reserved 9am - Tennis Lessons 5:30pm - Tennis Lessons	28 5pm - Martial Arts 5:30pm - Tennis Lessons	29 5:30pm - Tennis Lessons	30 Recycle Day @ Northwood 5pm - Tennis Lessons	31 5pm - Martial Arts 5pm - TENNIS LESSONS 5:30pm - Tennis Lessons 7:30pm - Tennis Lessons	1 5pm - Tennis Lessons	2 Clubhouse Reserved: 9am - TENNIS LESSONS 9am - TENNIS LESSONS

## Hello, this is your estimate

Location: 27248 Big Sur Drive, Wesley Chapel, FL, 33544

JOB ID

2420535289

### Site Inspection

Your Price

**\$200.00**

### Summary

Commercial Pool Inspection Requirements - MUST ADD STICKERS TO EQUIPMENT

Photos of pool / spa (multiple angles)

Vac Cap

Chem Test CHL/pH/ALK/STAB/CAL

Photos of all pieces of equipment, their serial numbers, make and size (if applicable)

Pump

i. Pump Basket

ii. Oring – document condition of

Filter

i. Pressure gauge and air relief

ii. Filter element

iii. Oring – document condition of

Chlorinator

Timer

Heater / Heat Pump

Light(s)

Transformer / Panel

Blower

Stenners – must be interlocked to the pump

Controllers

Flow meters while system is on

Make sure SVRS system is working

Gutter Grates

Vak Pak – document condition of

Photos of the hinges and hydraulic jacks

Photos of the surface and tile – document condition of

Photos of the Skimmer(s) (inside and out)

Skimmer basket

Photos of the deck (multiple angles)

Photos of the handrail(s) / ladder(s)

Pool signs

Pool Rules - hours and maximum depth

Lifeguard

Life ring

Shepherds hook on 16 foot pole

Life ring and throw rope

Showers

Must be working

- Photos of FBC safety requirements
- Photos of out-swinging, self-latching gate
- Photos of property line fence – document condition
- Photos of baby fence – document condition



**CLAB**  
Commercial Service Call Fee per Hour

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Subtotal	\$200.00
<b>Total</b>	<b>\$200.00</b>

## **Incident Report**

**Date:** June 25, 2025

**Reported By:** Jen Lavelle

**Position:** Onsite Manager

**Location:** Northwood CDD – Northwood Palms Boulevard

### **Description of Incident:**

During a routine inspection of the grounds on June 25, 2025, I observed a slow leak along Northwood Palms Boulevard. The liquid appeared discolored and emitted a foul odor, raising concern about its origin and potential impact.

### **Actions Taken:**

- I immediately contacted LMP to inspect the area in the event the leak was related to the irrigation system.
- I also contacted Pasco County Utilities to report the issue and requested an inspection to determine whether the leak involves sewage.
- Photos of the affected area were emailed to the utility department for review.
- Pasco County Utilities confirmed receipt of the report and stated they will review the photos and follow up with a work ticket number.

### **Next Steps:**

- Awaiting response and work ticket from Pasco County Utilities.
- Follow up with LMP based on their findings from the irrigation inspection.
- Monitor the area for any changes in flow, smell, or condition in the meantime.

### **Filed By:**

Jen Lavelle

Onsite Manager, Northwood CDD

## **Follow-Up Incident Report**

**Date:** June 27, 2025

**Reported By:** Jen Lavelle

**Position:** Onsite Manager

**Location:** Northwood CDD – Northwood Palms Boulevard

**Subject:** Follow-Up – Ground Leak Inspection

### **Background:**

This report is a follow-up to the incident dated June 25, 2025, regarding a leak observed along Northwood Palms Boulevard. At the time, the liquid was discolored, emitted a foul odor, and was suspected to be either an irrigation issue or a possible sewage leak.

### **Update:**

On Friday, June 27, 2025, Pasco County Utilities dispatched personnel to inspect the site. Upon inspection, the county confirmed that the issue was in fact a sewage leak.

To address the matter, Roland Solutions was hired by the county to perform the necessary repair and site restoration work.

### **Next Steps:**

- Monitor the area for completion of repairs and full restoration.
- Follow up with Pasco County Utilities or Roland Solutions if any further issues arise or if additional cleanup is required.
- Document final resolution once work is complete.

### **Filed By:**

Jen Lavelle

Onsite Manager, Northwood CDD

Good afternoon Jen,

While our irrigation staff was checking the irrigation and setting up the zones to run more often for the new flowers they found that the irrigation controller attached to the guard house no longer operates. This controller has over 40 of Northwood's irrigation zones on it including many of the flower zones. Needless to say it is very important that this controller is replaced as soon as possible. Please find attached our proposal to replace the controller. If you have any questions please contact us.

**Bill Conrad**

**Branch Manager**

**New Tampa Branch**

BMP certified

[Bill.Conrad@lmppro.com](mailto:Bill.Conrad@lmppro.com)

Cell: 813 365-8551 | Office (813)-757-6500 | Fax (813)-757-6501

[www.LMPPRO.com](http://www.LMPPRO.com)



## Proposal

**Proposal No.:** 349161

**Proposed Date:** 06/26/25

PROPERTY:	FOR:
Northwood CDD Jen Lavelle 27299 Big Sur Road Wesley Chapel, FL 33544	County line entrance Controller replacement

During an inspection for the new annuals, we found that the controller at the guard shack at county line entrance is no longer operational. This proposal is to replace the faulty controller

Replace Hunter I-Core with [1] Hunter ACC2 12 station cabinet controller

Add [4] 6 station expansion modules

ITEM	QTY	UOM	TOTAL
<b>Irrigation Renovation</b>			
<b>Control Components</b>			\$5,549.65
Irrigation Tech Labor	3.00	HR	
Hunter ACC2 12 Station Conventional Wall Mount Steel Controller	1.00	EA	
Hunter ACC2 Expansion Module 6 Station	4.00	EA	
<b>Total:</b>			<b>\$5,549.65</b>



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 is 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 damage 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**

# Spearem Enterprises

## PROPOSAL FOR PRESSURE WASHING SERVICES

Date: 6/19/2025

**To:**

Northwood Community Development District  
27248 Big Sur Drive  
Attn: Jen Lavelle

Dear Northwood CDD Board,

Spearem Enterprises is pleased to submit the following proposal for professional pressure washing services at the Northwood community playground.

### Scope of Work:

Our team will perform a comprehensive pressure washing service for the following areas:

- **Playground Equipment:** All accessible surfaces, including slides, climbing structures, and safety rails
- **Restroom Facility:** Interior walls, doors, and entry surfaces
- **Cabana Area:** Exterior and accessible structural surfaces
- **Picnic Tables:** Full surface cleaning and sanitation
- **Fencing:** Playground perimeter fencing
- **Sidewalks:** All surrounding walkways and access paths around the playground

### Service Details:

- Surface-appropriate pressure to protect equipment and finishes
- Estimated service time: 1 day (weather permitting)

**Total: \$450.00**

This quote includes all labor, equipment, materials, and cleanup. There are no hidden fees. We appreciate the opportunity to serve Northwood CDD and look forward to helping maintain the safety and appearance of your amenities.

Sincerely,

James Butler

**Spearem Enterprises**

Pressure Washing Solutions

PROPOSAL

2424 Annacella ave  
Kissimmee FL  
34741

2-July-2025  
Invoice #2334889  
PO 456001200

813-395-4002

Northwood CDD

#	Item Description	Quantity	Unit price (€)	Total (€)
1	Pressure wash black iron fence front and 2 side sections	1	250.00	250.00
2	Pressure Wash white vinyl Fence	1	50.00	50.00
3	Pressure wash playground	1	250.00	250.00
4	Pressure wash Sidewalk	1	50.00	50.00
5				-
6				-
7				-
8				-
Subtotal				600.00
Sales Tax (0%)				0.00
Total				600.00

**6Bii**



## **NORTHWOOD CDD**

LANDSCAPE INSPECTION

July 2, 2025

ATTENDING:

JEN LAVELLE – NORTHWOOD CDD

BILL CONRAD – LMP

PAUL WOODS – OLM, INC

**SCORE: 97.5%**

**NEXT INSPECTION  
AUGUST 6, 2025 AT 8:00 AM**

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### **CATEGORY I: MAINTENANCE CARRYOVER ITEMS**

NONE

### **CATEGORY II: MAINTENANCE ITEMS**

#### **CLUBHOUSE**

1. Adjacent to the basketball court: Control Goosegrass in St. Augustine.
2. Carly entrance at Breakers: Prune the stub from the Ligustrum Privet.

#### **MAIN ENTRANCE**

3. Maintain uniform mowing line trimming areas inaccessible to mowers.
4. Deadhead Society Garlic.

#### **COMMONS**

5. Remove Spanish Moss in trees up to 15 feet.
6. Countyline Road: Elevate Ligustrum Privets.
7. Control crack weeds in sidewalks and curb lines.
8. Along the inbound right of way: Improve or repair St. Augustine.

### **CATEGORY III: IMPROVEMENTS – PRICING**

NONE

### **CATEGORY IV: NOTES TO OWNER**

NONE

### **CATEGORY V: NOTES TO CONTRACTOR**

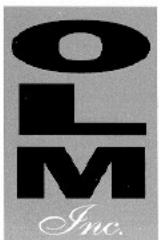
1. Monitor off road damage from county sewer line work.
2. Contractor is reminded to remove loose boots around Queen palm buds during pruning operations.

# NORTHWOOD CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-1	Line trim inaccessible pond shore
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-1	Goosegrass
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Prune Woodline overgrowth off pond side movables, onion skin crinum lillies
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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



Date: 7-2-25      Score: 97.5%      Performance Payment: 100%

Contractor Signature: 

Inspector Signature: 

Property Representative Signature: 

**6Biii.**



☐ Naiad ☐ \_\_\_\_\_

☐ Pickerelweed

☐ Soft Rush ☐































# **Seventh Order of Business**

**7Ai**

Jen

To prepare a description and sketch for the four island and entry walls if needed. The cost will be \$500.00 per description and sketch.

*Thanks*

*James H. Kirk, Jr.*

*Principal / Project Manager*

*W.C. Sherrill and Company, LLC*

*Surveying, Mapping, Consulting*

*P.O. Box 203, Odessa, FL 33556*

*26232 Wesley Chapel Blvd., Lutz, FL 33559*

*Office Phone: 813-345-4270*

*[www.wcsherrill.com](http://www.wcsherrill.com)*

# **Eighth Order of Business**



**8A**

**RESOLUTION 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Pasco County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF JULY 2025.**

**ATTEST:**

**NORTHWOOD COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Asst. Secretary

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

**Exhibit A:** Schedule

Notice of Fiscal Year 2026 Meetings  
Northwood  
Community Development District

The Board of Supervisors of the Northwood Community Development District will hold the meetings for Fiscal Year 2026 at the Northwood Clubhouse, located at 27248 Big Sur Drive, Wesley Chapel, Florida 33545 on the third Monday of every month at 6:30 p.m. at as follows:

October 20, 2025  
November 17, 2025  
December 15, 2025  
January 19, 2026  
February 16, 2026  
March 16, 2026  
April 20, 2026  
May 18, 2026  
June 15, 2026  
July 20, 2026  
August 17, 2026  
September 21, 2026

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

## **Ninth Order of Business**

**June 16, 2025 Minutes**  
**To be Sent Under Separate Cover**

**9B**

# **Northwood Community Development District**

**Financial Statements  
(Unaudited)**

**Period Ending  
June 30, 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 June 30, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL		TOTAL
	FUND	FIXED ASSETS FUND	
<b><u>ASSETS</u></b>			
Cash In Bank	\$ 364,175	\$ -	\$ 364,175
Cash In Bank	204,711	-	204,711
Accounts Receivable - Other	446	-	446
Investments:			
Money Market Account	126,553	-	126,553
SBA Account	304,007	-	304,007
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
<b>TOTAL ASSETS</b>	<b>\$ 1,001,792</b>	<b>\$ 8,386,926</b>	<b>\$ 9,388,718</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 31,190	\$ -	\$ 31,190
Refundable Deposits	550	-	550
<b>TOTAL LIABILITIES</b>	<b>31,740</b>	<b>-</b>	<b>31,740</b>
<b><u>FUND BALANCES</u></b>			
Unassigned:	970,052	8,386,926	9,356,978
<b>TOTAL FUND BALANCES</b>	<b>970,052</b>	<b>8,386,926</b>	<b>9,356,978</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,001,792</b>	<b>\$ 8,386,926</b>	<b>\$ 9,388,718</b>



**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025  
General Fund (001)  
*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 15,000	\$ 20,208	\$ 5,208	134.72%
Room Rentals	20,000	200	(19,800)	1.00%
Interest - Tax Collector	-	743	743	0.00%
Special Assmnts- Tax Collector	749,913	755,987	6,074	100.81%
Other Miscellaneous Revenues	-	24,217	24,217	0.00%
<b>TOTAL REVENUES</b>	<b>784,913</b>	<b>801,355</b>	<b>16,442</b>	<b>102.09%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	8,200	3,800	68.33%
District Counsel	5,000	1,869	3,131	37.38%
District Engineer	5,000	7,399	(2,399)	147.98%
District Manager	65,000	51,630	13,370	79.43%
Auditing Services	6,000	7,500	(1,500)	125.00%
Onsite Staff	80,000	72,817	7,183	91.02%
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	1,448	552	72.40%
Bank Fees	100	11	89	11.00%
Dues, Licenses, Subscriptions	3,000	4,535	(1,535)	151.17%
<b>Total Administration</b>	<b>203,400</b>	<b>180,398</b>	<b>23,002</b>	<b>88.69%</b>
<b><u>Utility Services</u></b>				
Telephone/Fax/Internet Services	11,700	8,469	3,231	72.38%
Utility - Water	6,700	5,894	806	87.97%
Utility - Electric	108,000	83,732	24,268	77.53%
Garbage Collection	155,000	129,950	25,050	83.84%
<b>Total Utility Services</b>	<b>281,400</b>	<b>228,045</b>	<b>53,355</b>	<b>81.04%</b>

**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape Consultant	4,680	3,120	1,560	66.67%
Contracts - Landscape	72,000	81,267	(9,267)	112.87%
R&M-Other Landscape	20,000	38,822	(18,822)	194.11%
R&M-Lake	19,008	15,913	3,095	83.72%
Landscape - Mulch	15,000	-	15,000	0.00%
Maintenance & Repairs	2,000	460	1,540	23.00%
Irrigation Maintenance	3,000	1,611	1,389	53.70%
Misc-Property Taxes	-	987	(987)	0.00%
Reserve - Undesignated	84,325	-	84,325	0.00%
<b>Total Other Physical Environment</b>	<b>220,013</b>	<b>142,180</b>	<b>77,833</b>	<b>64.62%</b>
<b><u>Parks and Recreation</u></b>				
Security Patrol Services	15,000	13,314	1,686	88.76%
Pest Control	1,100	-	1,100	0.00%
Janitorial Services	5,000	-	5,000	0.00%
R&M-Clubhouse	5,000	1,977	3,023	39.54%
R&M-Pools	15,000	10,445	4,555	69.63%
Pool Furniture repair & replacement	4,000	-	4,000	0.00%
Recreation / Park Facility Maintenance	2,000	2,043	(43)	102.15%
Security System Monitoring & Maint.	8,000	8,241	(241)	103.01%
Pavement/Signage/Wall Repairs	5,000	-	5,000	0.00%
Holiday Decoration	10,000	11,000	(1,000)	110.00%
Special Events	4,000	5,030	(1,030)	125.75%
Community Enhancement Projects	3,000	-	3,000	0.00%
Op Supplies - Clubhouse	3,000	697	2,303	23.23%
<b>Total Parks and Recreation</b>	<b>80,100</b>	<b>52,747</b>	<b>27,353</b>	<b>65.85%</b>
<b>TOTAL EXPENDITURES</b>	<b>784,913</b>	<b>603,370</b>	<b>181,543</b>	<b>76.87%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	197,985	197,985	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>770,907</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 968,892</b>		

# Bank Account Statement

Northwood CDD

**Bank Account No.** 4066  
**Statement No.** 06\_25

**Statement Date** 06/30/2025

<b>G/L Account No. 101003 Balance</b>	364,175.08	<b>Statement Balance</b>	372,344.71
		<b>Outstanding Deposits</b>	16,815.84
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	389,160.55
<b>Subtotal</b>	364,175.08	<b>Outstanding Checks</b>	-24,985.47
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	364,175.08
<b>Ending G/L Balance</b>	364,175.08		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
06/16/2025		JE000958	Special Assmnts-Tax Collector	Tax Revenue	10,537.54	10,537.54	0.00
06/11/2025		JE000961	Special Assmnts-Tax Collector	Tax Revenue	1,262.80	1,262.80	0.00
06/16/2025		JE000962	Other Miscellaneous Revenues	BankUnited Credit	166.00	166.00	0.00
06/30/2025		JE000963	Other Miscellaneous Revenues	Square Inc.	48.10	48.10	0.00
06/30/2025		JE000963	Other Miscellaneous Revenues	Square Inc.	756.55	756.55	0.00
06/30/2025		JE000963	Other Miscellaneous Revenues	Square Inc.	578.85	578.85	0.00
06/30/2025		JE000963	Other Miscellaneous Revenues	Square Inc.	193.90	193.90	0.00
06/30/2025		JE000963	Other Miscellaneous Revenues	Square Inc.	482.35	482.35	0.00
06/13/2025		JE000965	Due From Bank	Paypal charges return	9,755.28	9,755.28	0.00
06/13/2025		JE000966	Due From Bank	Paypal charges return	6,834.16	6,834.16	0.00
06/30/2025		JE000972	Other Miscellaneous Revenues	Square Inc	60.00	60.00	0.00
<b>Total Deposits</b>					30,675.53	30,675.53	0.00
<b>Checks</b>							
							0.00
04/16/2025	Payment	100083	FLORIDA DEPARTMENT OF	Inv: 041425-	-280.00	-280.00	0.00
06/02/2025	Payment	100099	INFRAMARK LLC	Inv: 149064	-5,416.67	-5,416.67	0.00
05/23/2025	Payment	300066	PASCO COUNTY UTILITIES SERVICE	Inv: 052625-8581	-571.11	-571.11	0.00

# Bank Account Statement

Northwood CDD

**Bank Account No.** 4066  
**Statement No.** 06\_25

**Statement Date** 06/30/2025

06/03/2025	Payment	100100	LANDSCAPE MAINTENANCE	Inv: 335027	-9,735.00	-9,735.00	0.00
06/03/2025	Payment	100101	PIPER FIRE PROTECTION	Inv: 114304	-99.00	-99.00	0.00
06/03/2025	Payment	100102	OLM, INC.	Inv: 45108	-390.00	-390.00	0.00
06/03/2025	Payment	100104	NICHOLS LANDSCAPE ARCHITECTURE	Inv: MN23-1.9, Inv: MN23-1.7	-18,567.42	-18,567.42	0.00
06/03/2025	Payment	100105	TRULY NOLEN OF AMERICA INC	Inv: 590283211, Inv: 590283361	-186.00	-186.00	0.00
06/03/2025	Payment	100106	STRALEY ROBIN VERICKER	Inv: 26529	-441.50	-441.50	0.00
06/04/2025	Payment	100107	INFRAMARK LLC FRONTIER	Inv: 150109	-64.83	-64.83	0.00
06/05/2025	Payment	300072	COMMUNICATION S	Inv: 051325-08-5 ACH	-153.89	-153.89	0.00
06/06/2025	Payment	100108	INFRAMARK LLC	Inv: 150805	-5,416.67	-5,416.67	0.00
06/06/2025	Payment	300073	PASCO COUNTY UTILITIES SERVICE	Inv: 22399566 ACH	-38.88	-38.88	0.00
06/10/2025	Payment	300074	TAMPA ELECTRIC COM	Inv: 052125-1545 ACH	-35.98	-35.98	0.00
06/10/2025	Payment	300075	TAMPA ELECTRIC COM	Inv: 052125-4130 ACH	-19.38	-19.38	0.00
06/17/2025	Payment	1186	BARBARA CRUZ	Check for Vendor V00163	-200.00	-200.00	0.00
06/17/2025	Payment	1187	BRIAN QUIGLEY	Check for Vendor V00155	-200.00	-200.00	0.00
06/17/2025	Payment	1188	GERSSON G. PEREZ	Check for Vendor V00194	-200.00	-200.00	0.00
06/17/2025	Payment	1189	MIMIEAUX KILPATRICK	Check for Vendor V00107	-200.00	-200.00	0.00
06/18/2025	Payment	DD249	BRIAN MUNARI-EFT	Payment of Invoice 001884	-200.00	-200.00	0.00
06/20/2025	Payment	100110	INGENUITY POOL SERVICES LLC	Inv: 697	-800.00	-800.00	0.00
06/20/2025	Payment	100111	LANDSCAPE MAINTENANCE FRONTIER	Inv: 326367	-6,166.04	-6,166.04	0.00
06/18/2025	Payment	300076	COMMUNICATION S	Inv: 052625-23-5 ACH	-516.11	-516.11	0.00
06/18/2025	Payment	300077	TAMPA ELECTRIC COM	Inv: 060525-0001 ACH	-9,086.74	-9,086.74	0.00
06/24/2025	Payment	100112	LANDSCAPE MAINTENANCE	Inv: 338589	-6,166.04	-6,166.04	0.00
06/24/2025	Payment	100114	INGENUITY POOL SERVICES LLC	Inv: 605	-800.00	-800.00	0.00
06/24/2025	Payment	300081	WASTE CONNECTIONS	Inv: 1944192W426 ACH	-171.84	-171.84	0.00
06/24/2025	Payment	300082	WASTE CONNECTIONS	Inv: 8254531W425 ACH	-12,760.00	-12,760.00	0.00
06/27/2025	Payment	300083	DECISIONHR IX	Inv: 250056230013 ACH	-2,889.56	-2,889.56	0.00
06/27/2025	Payment	300084	DECISIONHR IX	Inv: 250056230012 ACH	-3,212.15	-3,212.15	0.00
06/30/2025		JE000964	Other Miscellaneous Revenues	Square Inc.	-500.00	-500.00	0.00
06/30/2025		JE000964	Other Miscellaneous Revenues	Square Inc.	-500.00	-500.00	0.00
06/30/2025		JE000964	Other Miscellaneous Revenues	Square Inc.	-177.65	-177.65	0.00

# Bank Account Statement

Northwood CDD

**Bank Account No.** 4066  
**Statement No.** 06\_25

**Statement Date** 06/30/2025

06/11/2025	JE000967	Utility - Water	Bank recon adj Pasco	-46.94	-46.94	0.00
06/27/2025	JE000969	Dues, Licenses, Subscriptions	Bank recon adj bank united CC	-611.52	-611.52	0.00
06/11/2025	JE000971	Accounts Payable - Other	ATT payment adjustment	-445.57	-445.57	0.00
06/16/2025	JE000962	Miscellaneous Revenues	BankUnited Credit	-166.00	-166.00	0.00
<b>Total Checks</b>				-87,432.49	-87,432.49	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	Payment of Invoice 000922	-129.99
08/17/2024	Payment	DD177	FRONTIER COMMUNICATION S	Payment of Invoice 001504	-125.78
12/09/2024	Payment	100022	PAPER MAJIK DESIGN & EVENTS LLC	Inv: 2589560	-250.00
12/23/2024	Payment	100031	PAPER MAJIK 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	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
04/24/2025	Payment	300048	FRONTIER COMMUNICATION S	Inv: 041325-4085 ACH	-153.89
03/24/2025	Payment	300050	FRONTIER COMMUNICATION S	Inv: 022625-5235 ACH	-516.11
04/28/2025	Payment	300053	PASCO COUNTY UTILITIES SERVICE	Inv: 22255252	-704.29
04/29/2025	Payment	300060	WASTE CONNECTIONS	Inv: 8141110W425	-130.12
05/27/2025	Payment	300063	WASTE CONNECTIONS	Inv: 1923706W426	-85.27
05/27/2025	Payment	300068	FRONTIER COMMUNICATION S	Inv: 050425-22-5 ACH	-199.99
06/03/2025	Payment	100103	HB PLUMBING SERVICES LLC	Inv: INV-000049, Inv: INV-000059, Inv: INV-000058	-2,787.00

# Bank Account Statement

Northwood CDD

**Bank Account No.** 4066  
**Statement No.** 06\_25

**Statement Date** 06/30/2025

06/20/2025	Payment	100109	NICHOLS LANDSCAPE ARCHITECTURE	Inv: MN23-1.10	-3,174.95
06/24/2025	Payment	100113	OLM, INC.	Inv: 45278	-390.00
06/30/2025	Payment	300079	FRONTIER COMMUNICATION S	Inv: 060425-22-5 ACH	-99.99
06/30/2025	Payment	300080	FRONTIER COMMUNICATION S	Inv: 060425-4225 ACH	-99.99
06/26/2025	Payment	300085	FRONTIER COMMUNICATION S	Inv: 062625-23-5 ACH	-516.11
<b>Total Outstanding Checks</b>					-24,985.47

## 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
05/01/2025	JE000878	Reverse Bank recon adj	338.39
06/01/2025	JE000930	Rev Bank recon adj	2,971.31
06/01/2025	JE000932	Rev Bank recon adj Pasco	365.90
06/01/2025	JE000957	Reverse Bank recon adj	3,091.95
<b>Total Outstanding Deposits</b>			16,815.84

## Northwood CDD

**Statement Date** 06/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/30/2025		JE000960	Interest - Investments	Interest Earned	414.60	414.60	0.00
Total Deposits					414.60	414.60	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

## Northwood CDD

**Statement Date** 06/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/30/2025		JE000959	Interest - Investments	Interest Earned	712.60	712.60	0.00
Total Deposits					712.60	712.60	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							



## Northwood CDD

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/30/2025		JE000985	Interest - Investments	Interest Earned	1,112.26	1,112.26	0.00
Total Deposits					1,112.26	1,112.26	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

>000019 4846501 0001 008229 10Z  
 NORTHWOOD CDD  
 2005 PAN AM CIR STE 300  
 TAMPA FL 33607

**Statement Date: June 30, 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 Funds Availability update, effective July 1, 2025.**

**PUBLIC FUND ANALYSIS CHECKING Account \*\*\*\*\*4066**
**Account Summary**

Statement Balance as of 05/31/2025			\$429,101.67
Plus	12	Deposits and Other Credits	\$33,815.53
Less	39	Withdrawals, Checks, and Other Debits	\$90,572.49
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 06/30/2025			\$372,344.71

**Activity By Date**

Date	Description	Withdrawals	Deposits	Balance
06/02/2025	Square Inc SQ250602 Eric Davidson		\$48.10	\$429,149.77
06/04/2025	AVIDPAY SERVICE AVIDPAY CK100105 NORTHWOOD CDD	\$186.00		\$428,963.77
06/04/2025	AVIDPAY SERVICE AVIDPAY CK100101 NORTHWOOD CDD	\$99.00		\$428,864.77
06/04/2025	AVIDPAY SERVICE AVIDPAY CK100100	\$9,735.00		\$419,129.77

**Statement Date: June 30, 2025**

Account Number: \*\*\*\*\*4066

### Activity By Date

<b>Date</b>	<b>Description</b>	<b>Withdrawals</b>	<b>Deposits</b>	<b>Balance</b>
	NORTHWOOD CDD			
06/05/2025	Square Inc SQ250605 Eric Davidson		\$756.55	\$419,886.32
06/09/2025	ATT Payment 006303003SMT2O ABC	\$445.57		\$419,440.75
06/09/2025	FRONTIER COMMUNI BILL PAY 21049902411 NORTHWOOD CDD	\$153.89		\$419,286.86
06/10/2025	Square Inc SQ250610 T3CT3SZKA2EBZAJ Eric Davidson	\$117.65		\$419,169.21
06/11/2025	PASCOTAX TAX ACC 000000000024406 NORTHWOOD CDD		\$1,262.80	\$420,432.01
06/11/2025	CHECK #100106	\$441.50		\$419,990.51
06/11/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$571.11		\$419,419.40
06/11/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$38.88		\$419,380.52
06/11/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$46.94		\$419,333.58
06/12/2025	CHECK #100099	\$5,416.67		\$413,916.91
06/12/2025	CHECK #100104	\$18,567.42		\$395,349.49
06/12/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$19.38		\$395,330.11
06/12/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$35.98		\$395,294.13
06/13/2025	Square Inc SQ250613 Eric Davidson		\$578.85	\$395,872.98
06/13/2025	ACH RETURN 06.13.25		\$6,834.16	\$402,707.14
06/13/2025	ACH RETURN 06.13.25		\$9,755.28	\$412,462.42
06/13/2025	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,212.15		\$409,250.27



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

**Statement Date: June 30, 2025**

**Account Number: \*\*\*\*\*4066**

### Activity By Date

Date	Description	Withdrawals	Deposits	Balance
06/16/2025	Square Inc SQ250616 Eric Davidson		\$193.90	\$409,444.17
06/16/2025	PASCOTAX TAX ACC 000000000024406 NORTHWOOD CDD		\$10,537.54	\$419,981.71
06/16/2025	BankUnited RECREDIT ABC		\$166.00	\$420,147.71
06/16/2025	ATT PAYMENT 371091004SMT2U ABC	\$166.00		\$419,981.71
06/16/2025	CHECK #100107	\$64.83		\$419,916.88
06/16/2025	CHECK #100108	\$5,416.67		\$414,500.21
06/18/2025	Square Inc SQ250618 T3GN5QQ4P04D22K Eric Davidson	\$500.00		\$414,000.21
06/18/2025	NORTHWOOD CDD PAYMENTJNL PINETRE45	\$200.00		\$413,800.21
06/23/2025	Square Inc SQ250623 Eric Davidson		\$482.35	\$414,282.56
06/23/2025	CHECK #1186	\$200.00		\$414,082.56
06/23/2025	CHECK #1188	\$200.00		\$413,882.56
06/23/2025	FRONTIER COMMUNI BILL PAY 21084222511 NORTHWOOD CDD	\$516.11		\$413,366.45
06/23/2025	AVIDPAY SERVICE AVIDPAY CK100111 NORTHWOOD CDD	\$6,166.04		\$407,200.41
06/24/2025	Square Inc SQ250624 T3WNFWNG4R75M4E Eric Davidson	\$500.00		\$406,700.41
06/24/2025	WASTE CONNECTION WEB_PAY 99458252062125 NORTHWOOD CDD	\$12,760.00		\$393,940.41
06/24/2025	WASTE CONNECTION WEB_PAY 99459661062125	\$171.84		\$393,768.57

**Statement Date: June 30, 2025**

Account Number: \*\*\*\*\*4066

### Activity By Date

<b>Date</b>	<b>Description</b>	<b>Withdrawals</b>	<b>Deposits</b>	<b>Balance</b>
	NORTHWOOD CDD			
06/24/2025	CHECK #100083	\$280.00		\$393,488.57
06/24/2025	CHECK #100102	\$390.00		\$393,098.57
06/24/2025	CHECK #100467	\$2,200.00		\$390,898.57
06/24/2025	CHECK #100468	\$1,000.00		\$389,898.57
06/24/2025	TECO/PEOPLE GAS UTILITYBIL	\$9,086.74		\$380,811.83
	NORTHWOOD CDD			
06/25/2025	RETURN POSITIVE PAY		\$2,200.00	\$383,011.83
06/25/2025	RETURN POSITIVE PAY		\$1,000.00	\$384,011.83
06/25/2025	AVIDPAY SERVICE AVIDPAY	\$6,166.04		\$377,845.79
	CK100112			
	NORTHWOOD CDD			
06/26/2025	CHECK #1187	\$200.00		\$377,645.79
06/27/2025	BANKUNITED, N.A. BU CC PMT	\$611.52		\$377,034.27
	043000092535040			
	NORTHWOOD COMMUNITY			
06/27/2025	DECISION HR USA PAYROLL	\$2,889.56		\$374,144.71
	5623			
	Northwood Community De			
06/30/2025	CHECK #1189	\$200.00		\$373,944.71
06/30/2025	CHECK #100110	\$800.00		\$373,144.71
06/30/2025	CHECK #100114	\$800.00		\$372,344.71

### Check Transactions

<b>Check #</b>	<b>Date</b>	<b>Amount</b>	<b>Check #</b>	<b>Date</b>	<b>Amount</b>	<b>Check #</b>	<b>Date</b>	<b>Amount</b>
1186	06/23	\$200.00	100099*	06/12	\$5,416.67	100108	06/16	\$5,416.67
1187	06/26	\$200.00	100102*	06/24	\$390.00	100110*	06/30	\$800.00
1188	06/23	\$200.00	100104*	06/12	\$18,567.42	100114*	06/30	\$800.00
1189	06/30	\$200.00	100106*	06/11	\$441.50	100467*	06/24	\$2,200.00
100083*	06/24	\$280.00	100107	06/16	\$64.83	100468	06/24	\$1,000.00

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

**Statement Date: June 30, 2025**

Account Number: \*\*\*\*\*4066

### 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>
05/31	\$429,101.67	06/10	\$419,169.21	06/18	\$413,800.21	06/27	\$374,144.71
06/02	\$429,149.77	06/11	\$419,333.58	06/23	\$407,200.41	06/30	\$372,344.71
06/04	\$419,129.77	06/12	\$395,294.13	06/24	\$380,811.83		
06/05	\$419,886.32	06/13	\$409,250.27	06/25	\$377,845.79		
06/09	\$419,286.86	06/16	\$414,500.21	06/26	\$377,645.79		

### Other Balances

Minimum Balance this Statement Period	\$372,344.71
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**Effective July 1, 2025, our Funds Availability disclosure will be updated.** This update makes required inflation adjustments to certain dollar amounts affecting funds availability. You may access the revised Funds Availability Disclosure by visiting <https://www.bankunited.com/terms-conditions>. Should you have any questions, please contact our Client Care Center at (877) 779-2265. We appreciate your business and look forward to continuing to serve your financial needs.

**Statement Date: June 30, 2025**

**Account Number: \*\*\*\*\*4066**

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**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.



**Member  
FDIC**

**BankUnited, N.A.**

00000098

NORTHWOOD CDD 200 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		Check No. [REDACTED] Date: 06/23/2025
*****HUNDRED AND 00 DOLLARS		Amount \$*****200.00
Pay To: BARBARA CULZ 2004 SA BALLEEY AV KNOX WESLEY CHAPEL, FL 33544		Authorized Signature [Signature]

06/23/2025 \$200.00

NORTHWOOD CDD 200 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		Check No. [REDACTED] Date: 06/26/2025
*****HUNDRED AND 00 DOLLARS		Amount \$*****200.00
Pay To: BRANK COBBY 111 HUNTON DRIVE WESLEY CHAPEL, FL 33544		Authorized Signature [Signature]

06/26/2025 \$200.00

NORTHWOOD CDD 200 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		Check No. [REDACTED] Date: 06/23/2025
*****HUNDRED AND 00 DOLLARS		Amount \$*****200.00
Pay To: GERARDON O PEREZ 11219 EG SUN DRIVE WESLEY CHAPEL, FL 33544		Authorized Signature [Signature]

06/23/2025 \$200.00

NORTHWOOD CDD 200 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		Check No. [REDACTED] Date: 06/30/2025
*****HUNDRED AND 00 DOLLARS		Amount \$*****200.00
Pay To: MONICA V. GILPATRICK 17244 BIRCH CREEK WESLEY CHAPEL, FL 33544		Authorized Signature [Signature]

06/30/2025 \$200.00

NORTHWOOD CDD 200 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		Check No. 100083 Date: 06/24/2025
*****EIGHT HUNDRED AND 80 DOLLARS		Amount \$ 280.00
Pay To: FLORIDA DEPARTMENT OF THE ORDER OF THE HONORABLE EIGHT HUNDRED AND EIGHTY DOLLARS		Authorized Signature [Signature]

06/24/2025 \$280.00

NORTHWOOD CDD 200 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		Check No. [REDACTED] Date: 06/12/2025
*****FOUR THOUSAND FIVE HUNDRED SIXTY SEVEN DOLLARS AND SEVEN CENTS		Amount \$ 5,416.67
Pay To: NFRAMARK LLC THE ORDER OF THE THOUSAND FOUR HUNDRED SIXTY SEVEN DOLLARS AND SEVEN CENTS		Authorized Signature [Signature]

06/12/2025 \$5,416.67

NORTHWOOD CDD 200 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		Check No. [REDACTED] Date: 06/24/2025
*****THREE HUNDRED AND NINETY DOLLARS		Amount \$ 390.00
Pay To: [REDACTED] THE ORDER OF [REDACTED] THREE HUNDRED AND NINETY DOLLARS		Authorized Signature [Signature]

06/24/2025 \$390.00

NORTHWOOD CDD 200 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		Check No. [REDACTED] Date: 06/12/2025
*****EIGHTEEN THOUSAND FIVE HUNDRED SIXTY SEVEN DOLLARS AND SEVEN CENTS		Amount \$ 18,567.42
Pay To: NICHOLS LANDSCAPE ARCHITECTURE THE ORDER OF EIGHTEEN THOUSAND FIVE HUNDRED SIXTY SEVEN DOLLARS AND SEVEN CENTS		Authorized Signature [Signature]

06/12/2025 \$18,567.42



00000098

NORTHWOOD CDD  
2001 PANAMA CIRCLE  
SUITE 200  
TAMPA, FL 33607

Payable to:  
STANLEY DOOL VEECKER

DATE: 06/11/2025

\$ 441.50

PER MAT

\*100105\* 1267090594 985624056\*

06/11/2025 \$441.50

NORTHWOOD CDD  
2001 PANAMA CIRCLE  
SUITE 200  
TAMPA, FL 33607

Payable to:  
INFORMARK, LLC

DATE: 06/16/2025

\$ 64.83

PER MAT

\*100106\* 1267090594 985624056\*

06/16/2025 \$64.83

NORTHWOOD CDD  
2001 PANAMA CIRCLE  
SUITE 200  
TAMPA, FL 33607

Payable to:  
INFORMARK, LLC

DATE: 06/16/2025

\$ 5,416.67

PER MAT

\*100106\* 1267090594 985624056\*

06/16/2025 \$5,416.67

NORTHWOOD CDD  
2001 PANAMA CIRCLE  
SUITE 200  
TAMPA, FL 33607

Payable to:  
INGENUITY POOL SERVICES LLC

DATE: 06/30/2025

\$ 800.00

PER MAT

\*100110\* 1267090594 985624056\*

06/30/2025 \$800.00

NORTHWOOD CDD  
2001 PANAMA CIRCLE  
SUITE 200  
TAMPA, FL 33607

Payable to:  
INGENUITY POOL SERVICES LLC

DATE: 06/30/2025

\$ 800.00

PER MAT

\*100110\* 1267090594 985624056\*

06/30/2025 \$800.00

NORTHWOOD CDD  
2001 PANAMA CIRCLE  
SUITE 200  
TAMPA, FL 33607

Payable to:  
Leonard Ray Coleman

DATE: 06/24/2025

\$ 2,200.00

PER MAT

\*100167\* 1267090594 985624056\*

06/24/2025 \$2,200.00

NORTHWOOD CDD  
2001 PANAMA CIRCLE  
SUITE 200  
TAMPA, FL 33607

Payable to:  
JOAO OLIVEIRA

DATE: 06/24/2025

\$ 1,000.00

PER MAT

\*100168\* 1267090594 985624056\*

06/24/2025 \$1,000.00

>001088 4838024 0001 008229 10Z  
NORTHWOOD CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607

**Statement Date: June 30, 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 Funds Availability update, effective July 1, 2025.**

## PF RELATIONSHIP PRICED MMA Account \*\*\*\*\*4139

### Account Summary

Statement Balance as of 05/31/2025			\$126,138.28
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	\$414.60
Statement Balance as of 06/30/2025			\$126,552.88

### Interest Summary

Interest Paid this Statement Period	\$414.60
Interest Paid Year to Date	\$2,480.85

### Activity By Date

Date	Description	Withdrawals	Deposits	Balance
06/30/2025	Interest Paid		\$414.60	\$126,552.88

**Statement Date: June 30, 2025**

Account Number: \*\*\*\*\*4139

### Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
05/31	\$126,138.28	06/30	\$126,552.88

### Other Balances

Minimum Balance this Statement Period	\$126,138.28
---------------------------------------	--------------



**Effective July 1, 2025, our Funds Availability disclosure will be updated.** This update makes required inflation adjustments to certain dollar amounts affecting funds availability. You may access the revised Funds Availability Disclosure by visiting <https://www.bankunited.com/terms-conditions>. Should you have any questions, please contact our Client Care Center at **(877) 779-2265**. We appreciate your business and look forward to continuing to serve your financial needs.

**Statement Date: June 30, 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.

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**BankUnited**

**We appreciate your business.**



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

Last Statement:  
Statement Ending:  
Page:

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May 31, 2025  
June 30, 2025  
1 of 2

53027 M0656DDA070125062835 08 000000000 291860 002



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



Email: [contactus@valley.com](mailto:contactus@valley.com)



Visit Us Online: [www.valley.com](http://www.valley.com)



Mail To: 1720 Route 23, Wayne, NJ 07470

## Account Statement

### GOVERNMENT CHECKING - XXXXXX4615

SUMMARY FOR THE PERIOD: 06/01/25 - 06/30/25

NORTHWOOD COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$203,998.50		\$712.60		\$0.00		\$204,711.10

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$203,998.50
06/30	INTEREST CREDIT		\$712.60	\$204,711.10
Ending Balance				\$204,711.10

### INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$203,998.00	Annual % Yield Earned	4.33%
Year-to-Date Interest Paid	\$4,263.17	Interest Paid	\$712.60

### OVERDRAFT FEES

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





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

Account Number:  
Statement Date:  
Page :

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XXXXXX4615  
06/30/2025  
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### 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](mailto: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](mailto: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.**





**State Board of Administration  
Local Government Surplus Funds Trust Fund  
Participant Statement**

**AGENCY ACCOUNT 231341**  
06/01/2025 - 06/30/2025

Page 1 of 1

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

Participant Return 06/30/2025 : 4.47 %

Date	Transaction Type	Description	Amount	Balance
06/01/2025	BEGINNING BALANCE			302,894.44
06/30/2025	EARNED INCOME	INTEREST	1,112.26	304,006.70
	Totals:		1,112.26	304,006.70



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Trend Report - General Fund**  
**For the Period Ending June 30, 2025**

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Budget	Aug Budget	Sep Budget	Actual Thru 6/30/2025	Projected Next 3 Mths	FY2025 Total	Adopted Budget	% of Budget
Revenues																		
361001	Interest - Investments	\$ (3,619)	\$ 1,374	\$ 1,203	\$ 1,146	\$ 1,038	\$ 13,400	\$ 2,228	\$ 2,309	\$ 1,127	\$ 1,250	\$ 1,250	\$ 1,250	\$ 20,208	\$ 3,748	\$ 23,956	\$ 15,000	160%
347010	Room Rentals	-	-	-	-	-	200	-	-	-	1,667	1,667	1,667	200	5,001	5,201	20,000	26%
361006	Interest - Tax Collector	-	-	-	678	-	-	-	66	-	-	-	-	743	1	744	-	0%
362005	Rental Income	-	-	-	-	200	(200)	-	-	-	-	-	-	-	-	-	-	0%
363010	Special Assmnts- Tax Collector	3,519	92,388	581,196	16,739	12,627	12,716	19,987	5,014	11,800	-	-	-	755,987	(1)	755,986	749,913	101%
369900	Other Miscellaneous Revenues	(28)	4,196	3,106	3,374	3,385	4,030	2,570	2,643	942	-	-	-	24,217	1	24,218	-	0%
Total Revenues		(128)	97,958	585,505	21,937	17,250	30,146	24,785	10,032	13,869	2,917	2,917	2,917	801,355	8,750	810,105	784,913	103%
Expenditures																		
Administrative																		
511100	Supervisor Fees	800	200	1,800	400	1,800	-	1,000	1,200	1,000	1,000	1,000	1,000	8,200	3,000	11,200	12,000	93%
531146	District Counsel	-	88	-	419	92	-	646	442	184	417	417	417	1,869	1,253	3,122	5,000	62%
531147	District Engineer	4,406	-	-	-	-	-	-	2,993	-	417	417	417	7,399	1,251	8,650	5,000	173%
531150	District Manager	6,217	12,710	5,417	5,417	78	5,417	5,417	5,482	5,477	5,417	5,417	5,417	51,630	16,253	67,883	65,000	104%
532002	Auditing Services	-	-	-	-	-	-	-	-	7,500	500	500	500	7,500	1,500	9,000	6,000	150%
534215	Onsite Staff	6,025	9,568	22,154	6,600	6,348	6,343	6,153	9,588	38	6,667	6,667	6,667	72,817	20,001	92,818	80,000	116%
541024	Postage, Phone, Faxes, Copies	-	-	-	-	-	-	60	(60)	-	-	-	-	-	-	-	-	0%
545002	Insurance - General Liability	3,993	-	-	-	-	-	-	-	-	333	333	333	3,993	999	4,992	4,000	125%
545008	Public Officials Insurance	4,998	-	-	-	-	-	-	-	-	417	417	417	4,998	1,251	6,249	5,000	125%
545009	Insurance -Property & Casualty	15,998	-	-	-	-	-	-	-	-	1,333	1,333	1,333	15,998	3,999	19,997	16,000	125%
545013	Insurance - Crime	-	-	-	-	-	-	-	-	-	25	25	25	-	75	75	300	25%
548002	Legal Advertising	-	-	-	-	-	-	308	-	1,140	167	167	167	1,448	501	1,949	2,000	97%
549142	Bank Fees	10	-	-	-	-	-	1	-	-	8	8	8	11	24	35	100	35%
554020	Dues, Licenses, Subscriptions	633	1,084	(507)	184	576	1,025	430	499	612	250	250	250	4,535	751	5,286	3,000	176%
Total Administrative		43,080	23,650	28,864	13,020	8,894	12,785	14,015	20,144	15,951	16,951	16,951	16,951	180,398	50,858	231,256	203,400	114%
Electric Utility Services																		
543041	Utility - Electric	-	-	-	54	(54)	-	51	(51)	-	-	-	-	-	-	-	-	0%
Total Electric Utility Services		-	-	-	54	(54)	-	51	(51)	-	-	-	-	-	-	-	-	0%
Utility Services																		
541009	Telephone/Fax/Internet Services	696	648	1,290	889	528	940	770	1,284	1,425	975	975	975	8,469	2,926	11,395	11,700	97%
543018	Utility - Water	235	990	579	615	12	1,871	338	1,443	(188)	558	558	558	5,894	1,675	7,569	6,700	113%
543041	Utility - Electric	9,658	18,559	151	18,683	272	9,041	9,107	9,115	9,145	9,000	9,000	9,000	83,732	26,999	110,731	108,000	103%
546913	Garbage Collection	25,867	26,136	(108)	25,784	217	12,926	12,926	13,271	12,932	12,917	12,917	12,917	129,950	38,752	168,702	155,000	109%
Total Utility Services		36,456	46,333	1,912	45,971	1,029	24,778	23,141	25,113	23,314	23,450	23,450	23,450	228,045	70,352	298,397	281,400	106%

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Trend Report - General Fund**  
**For the Period Ending June 30, 2025**

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Budget	Aug Budget	Sep Budget	Actual Thru 6/30/2025	Projected Next 3 Mths	FY2025 Total	Adopted Budget	% of Budget
<u>Garbage/Solid Waste Services</u>																		
546913	Garbage Collection	-	-	12,924	(12,760)	(164)	-	-	-	-	-	-	-	-	-	-	-	0%
	Total Garbage/Solid Waste Services	-	-	12,924	(12,760)	(164)	-	-	-	-	-	-	-	-	-	-	-	0%
<u>Water-Sewer Comb Services</u>																		
543018	Utility - Water	-	476	(476)	563	(563)	-	806	(806)	(47)	-	-	-	(47)	-	(47)	-	0%
	Total Water-Sewer Comb Services	-	476	(476)	563	(563)	-	806	(806)	(47)	-	-	-	(47)	-	(47)	-	0%
<u>Other Physical Environment</u>																		
534062	Contracts-Landscape Consultant	390	390	-	390	390	390	390	390	390	390	390	390	3,120	1,170	4,290	4,680	92%
534171	Contracts - Landscape	-	6,166	6,556	3,270	18,010	6,166	6,166	16,051	18,882	6,000	6,000	6,000	81,267	18,000	99,267	72,000	138%
546015	R&M-Clubhouse	-	-	-	-	-	78	(78)	-	-	-	-	-	-	-	-	-	0%
546036	R&M-Other Landscape	15,080	2,000	10,724	1,120	(11,844)	-	-	18,567	3,175	1,667	1,667	1,667	38,822	5,001	43,823	20,000	219%
546042	R&M-Lake	1,684	1,684	1,684	1,967	2,158	1,684	1,684	1,684	1,684	1,584	1,584	1,584	15,913	4,752	20,665	19,008	109%
546074	R&M-Pools	950	950	950	(950)	-	1,910	(1,910)	(1,900)	-	-	-	-	-	-	-	-	0%
546246	Landscape - Mulch	-	-	-	-	-	-	-	-	-	1,250	1,250	1,250	-	3,750	3,750	15,000	25%
546920	Maintenance & Repairs	-	250	70	140	-	-	-	-	-	167	167	167	460	501	961	2,000	48%
546930	Irrigation Maintenance	90	-	666	-	-	-	-	-	855	250	250	250	1,611	750	2,361	3,000	79%
549044	Misc-Property Taxes	-	-	-	-	-	-	871	-	116	-	-	-	987	-	987	-	0%
568186	Reserve - Undesignated	-	-	-	-	-	-	-	-	-	7,027	7,027	7,027	-	21,081	21,081	84,325	25%
	Total Other Physical Environment	18,194	11,440	20,650	5,937	8,714	10,228	7,123	34,792	25,102	18,335	18,335	18,335	142,180	55,005	197,185	220,013	90%
<u>Road and Street Facilities</u>																		
531116	Security Patrol Services	-	-	-	-	-	-	300	(300)	-	-	-	-	-	-	-	-	0%
	Total Road and Street Facilities	-	-	-	-	-	-	300	(300)	-	-	-	-	-	-	-	-	0%
<u>Parks and Recreation</u>																		
531116	Security Patrol Services	3,480	-	1,856	928	-	3,150	2,400	750	750	1,250	1,250	1,250	13,314	3,750	17,064	15,000	114%
531170	Pest Control	-	-	-	-	-	-	-	-	-	92	92	92	-	276	276	1,100	25%
534215	Onsite Staff	-	15,593	(15,593)	6,600	(6,600)	-	-	-	-	-	-	-	-	-	-	-	0%
53800	Janitorial Services	-	-	-	-	-	-	-	-	-	417	417	417	-	1,251	1,251	5,000	25%
541009	Telephone/Fax/Internet Services	-	879	(363)	(516)	-	516	(362)	(154)	-	-	-	-	-	-	-	-	0%
546015	R&M-Clubhouse	-	-	358	112	67	186	168	1,086	-	417	417	417	1,977	1,251	3,228	5,000	65%
546036	R&M-Other Landscape	-	-	-	-	-	-	150	(150)	-	-	-	-	-	-	-	-	0%
546074	R&M-Pools	1,125	810	-	950	1,100	-	2,710	1,900	1,850	1,250	1,250	1,250	10,445	3,750	14,195	15,000	95%
546237	Pool Furniture repair & replacement	-	-	-	-	-	-	-	-	-	333	333	333	-	999	999	4,000	25%
546300	Landscape Maintenance	-	-	2,850	(2,850)	-	-	-	-	-	-	-	-	-	-	-	-	0%

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Trend Report - General Fund**  
**For the Period Ending June 30, 2025**

Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Budget	Aug Budget	Sep Budget	TOTAL				
														Actual Thru 6/30/2025	Projected Next 3 Mths	FY2025 Total	Adopted Budget	% of Budget
546414	Recreation / Park Facility Maintenance	-	-	-	-	-	-	57	1,986	-	167	167	167	2,043	501	2,544	2,000	127%
546479	Security System Monitoring & Maint.	403	1,582	(784)	2,241	1,971	288	1,874	-	666	667	667	667	8,241	2,001	10,242	8,000	128%
546495	Pavement/Signage/Wall Repairs	-	-	-	-	-	-	-	-	-	417	417	417	-	1,251	1,251	5,000	25%
549027	Holiday Decoration	-	5,500	5,500	-	-	-	-	-	-	833	833	833	11,000	2,499	13,499	10,000	135%
549052	Special Events	275	-	2,430	600	450	-	1,275	-	-	333	333	333	5,030	999	6,029	4,000	151%
549411	Community Enhancement Projects	-	-	-	-	-	-	-	-	-	250	250	250	-	750	750	3,000	25%
552003	Op Supplies - Clubhouse	-	-	697	184	392	(576)	-	-	-	250	250	250	697	750	1,447	3,000	48%
	<b>Total Parks and Recreation</b>	<b>5,283</b>	<b>24,364</b>	<b>(3,049)</b>	<b>8,249</b>	<b>(2,620)</b>	<b>3,564</b>	<b>8,272</b>	<b>5,418</b>	<b>3,266</b>	<b>6,676</b>	<b>6,676</b>	<b>6,676</b>	<b>52,747</b>	<b>20,028</b>	<b>72,775</b>	<b>80,100</b>	<b>91%</b>
	<b>Total Expenditures</b>	<b>103,013</b>	<b>106,263</b>	<b>60,825</b>	<b>61,034</b>	<b>15,236</b>	<b>51,355</b>	<b>53,708</b>	<b>84,310</b>	<b>67,586</b>	<b>65,412</b>	<b>65,412</b>	<b>65,412</b>	<b>603,323</b>	<b>196,243</b>	<b>799,566</b>	<b>784,913</b>	<b>102%</b>
	Excess (deficiency) of revenues																	
	Over (under) expenditures	\$ (103,141)	\$ (8,305)	\$ 524,680	\$ (39,097)	\$ 2,014	\$ (21,209)	\$ (28,923)	\$ (74,278)	\$ (53,717)	\$ (62,495)	\$ (62,495)	\$ (62,495)	198,032	(187,493)	10,539	-	0%
391000	<b>Fund Balance, Beginning (Oct 1, 2024)</b>													<b>770,907</b>	<b>-</b>	<b>770,907</b>	<b>770,907</b>	
	<b>Fund Balance, Ending</b>													<b>\$ 968,939</b>	<b>\$ (187,493)</b>	<b>\$ 781,446</b>	<b>\$ 770,907</b>	

**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>									
001	100099	06/02/25	V00158	INFRAMARK LLC	149064	MAY 25 DISTRICT INVOICE	DISTRICT INVOICE	531150-51301	\$5,416.67
001	100100	06/03/25	V00010	LANDSCAPE MAINTENANCE	335027	Hardwood Pruning - 05/27/2025	R&M-Other Landscape	546036-57201	\$9,735.00
001	100101	06/03/25	V00088	PIPER FIRE PROTECTION	114304	Annua Em/Ex Light inspection	Recreation / Park Facility Maintenance	546414-57201	\$99.00
001	100102	06/03/25	V00179	OLM, INC.	45108	LANDSCAPE INSPECTION	Contracts-Landscape Consultant	534062-53908	\$390.00
001	100103	06/03/25	V00223	HB PLUMBING SERVICES LLC	INV-000049	Plumbing Services	Recreation / Park Facility Maintenance	546414-57201	\$1,887.00
001	100103	06/03/25	V00223	HB PLUMBING SERVICES LLC	INV-000059	Plumbing Services	R&M-Clubhouse	546015-57201	\$625.00
001	100103	06/03/25	V00223	HB PLUMBING SERVICES LLC	INV-000058	Plumbing Services	R&M-Clubhouse	546015-57201	\$275.00
001	100104	06/03/25	V00022	NICHOLS LANDSCAPE ARCHITECTURE	MN23-1.9	Northwood CDD - Enhancement Project	R&M-Other Landscape	546036-53908	\$10,261.50
001	100104	06/03/25	V00022	NICHOLS LANDSCAPE ARCHITECTURE	MN23-1.7	Northwood CDD - Enhancement Project	R&M-Other Landscape	546036-53908	\$8,305.92
001	100105	06/03/25	V00046	TRULY NOLEN OF AMERICA INC	590283211	pest control	R&M-Clubhouse	546015-57201	\$116.00
001	100105	06/03/25	V00046	TRULY NOLEN OF AMERICA INC	590283361	Pest Control	R&M-Clubhouse	546015-57201	\$70.00
001	100106	06/03/25	V00081	STRALEY ROBIN VERICKER	26529	Legal Services Through April 30, 2025	District Counsel	531146-51401	\$441.50
001	100107	06/04/25	V00158	INFRAMARK LLC	150109	Postage	District Manager	531150-51301	\$64.83
001	100108	06/06/25	V00158	INFRAMARK LLC	150805	MGMT FEES JUN 25	District Manager	531150-51301	\$5,416.67
001	100109	06/20/25	V00022	NICHOLS LANDSCAPE ARCHITECTURE	MN23-1.10	Northwood CDD - Enhancement Project	R&M-Other Landscape	546036-53908	\$3,174.95
001	100110	06/20/25	V00218	INGENUITY POOL SERVICES LLC	697	June Pool Service	R&M-Pools	546074-53908	\$800.00
001	100111	06/20/25	V00010	LANDSCAPE MAINTENANCE	326367	Landscape Maintenance	Landscape Maintenance APR 25	546300-57201	\$6,166.04
001	100112	06/24/25	V00010	LANDSCAPE MAINTENANCE	338589	Landscape Maintenance June 2025	Landscape Maintenance	546300-57201	\$6,166.04
001	100113	06/24/25	V00179	OLM, INC.	45278	Landscape Maintenance Inspection	Contracts-Landscape Consultant	534062-53908	\$390.00
001	100114	06/24/25	V00218	INGENUITY POOL SERVICES LLC	605	POOL SVC	R&M-Pools	546074-53908	\$800.00
001	1186	06/17/25	V00163	BARBARA CRUZ	BC-061625	BOARD 6/16/25	Supervisor Fees	511100-51101	\$200.00
001	1187	06/17/25	V00155	BRIAN QUIGLEY	BQ-061625	BOARD 6/16/25	Supervisor Fees	511100-51101	\$200.00
001	1188	06/17/25	V00194	GERSSON G. PEREZ	GP-061625	BOARD 6/16/25	Supervisor Fees	511100-51101	\$200.00
001	1189	06/17/25	V00107	MIMIEAUX KILPATRICK	MK-061625	BOARD 6/16/25	Supervisor Fees	511100-51101	\$200.00
001	300072	06/05/25	V00074	FRONTIER COMMUNICATIONS	051325-08-5 ACH	PHONE	Telephone/Fax/Internet Services	541009-57201	\$153.89
001	300073	06/06/25	V00031	PASCO COUNTY UTILITIES SERVICE	22399566 ACH	WATER	Utility - Water	543018-53600	\$38.88
001	300074	06/10/25	V00082	TAMPA ELECTRIC COM	052125-1545 ACH	SVC 04/16/25-05/15/25	ELECTRIC-SVC 04/16/25-05/15/25	543041-53100	\$35.98
001	300075	06/10/25	V00082	TAMPA ELECTRIC COM	052125-4130 ACH	SVC 04/16/25-05/15/25	ELECTRIC-SVC 04/16/25-05/15/25	543041-53100	\$19.38
001	300076	06/18/25	V00074	FRONTIER COMMUNICATIONS	052625-23-5 ACH	SVC 05/26/25-06/25/25	Telephone/Fax/Internet Services	541009-57201	\$516.11
001	300077	06/18/25	V00082	TAMPA ELECTRIC COM	060525-0001 ACH	SVC 04/16/25-05/15/25	ELECTRIC SVC 04/16/25-05/15/25	543041-53100	\$9,086.74
001	300079	06/30/25	V00074	FRONTIER COMMUNICATIONS	060425-22-5 ACH	SVC 06/04/25-07/03/25	Telephone/Fax/Internet Services	541009-57201	\$99.99
001	300080	06/30/25	V00074	FRONTIER COMMUNICATIONS	060425-4225 ACH	PHONE	Telephone/Fax/Internet Services	541009-57201	\$99.99
001	300081	06/24/25	V00048	WASTE CONNECTIONS	1944192W426 ACH	GARBAGE	Garbage Collection	546913-53400	\$171.84
001	300082	06/24/25	V00048	WASTE CONNECTIONS	8254531W425 ACH	GARBAGE	Garbage Collection	546913-53400	\$12,760.00
001	300083	06/27/25	V00156	DECISIONHR IX	250056230013 ACH	PAYROLL	Onsite Staff	534215-57201	\$2,889.56
001	300084	06/27/25	V00156	DECISIONHR IX	250056230012 ACH	PAYROLL	Onsite Staff	534215-57201	\$3,212.15
001	300085	06/26/25	V00074	FRONTIER COMMUNICATIONS	062625-23-5 ACH	PHONE	Telephone/Fax/Internet Services	541009-57201	\$516.11
001	DD249	06/18/25	V00184	BRIAN MUNARI-EFT	BM-061625-EFT	BOARD 6/16/25	Supervisor Fees	511100-51101	\$200.00
<b>Fund Total</b>									<b>\$91,201.74</b>

<b>Total Checks Paid</b>	<b>\$91,201.74</b>
--------------------------	--------------------

<b>NORTHWOOD CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	5/28/2025	150109	\$64.83	\$64.83	Postage
INFRAMARK LLC	6/1/2025	150805	\$5,416.67	\$5,416.67	MGMT FEES JUN 25
INGENUITY POOL SERVICES LLC	6/1/2025	697	\$800.00	\$800.00	June Pool Service
INGENUITY POOL SERVICES LLC	5/1/2025	605	\$800.00	\$800.00	POOL SVC
LANDSCAPE MAINTENANCE	4/1/2025	326367	\$6,166.04	\$6,166.04	Landscape Maintenance APR 25
LANDSCAPE MAINTENANCE	6/1/2025	338589	\$6,166.04	\$6,166.04	Landscape Maintenance June 2025
OLM, INC.	6/9/2025	45278	\$390.00	\$390.00	Landscape Maintenance Inspection
<b>Monthly Contract Subtotal</b>			<b>\$19,803.58</b>	<b>\$19,803.58</b>	
<b>Variable Contract</b>					
DECISIONHR IX	5/2/2025	250056230010 ACH	\$3,293.17	\$3,293.17	PAYROLL
DECISIONHR IX	5/1/2025	250056230009 ACH	\$3,308.42	\$3,308.42	PAYROLL
<b>Variable Contract Subtotal</b>			<b>\$6,601.59</b>	<b>\$6,601.59</b>	
<b>Utilities</b>					
FRONTIER COMMUNICATIONS	5/26/2025	052625-23-5 ACH	\$516.11	\$516.11	SVC 05/26/25-06/25/25
PASCO COUNTY UTILITIES SERVICE	5/26/2025	052625-8581	\$571.11	\$571.11	WATER
TAMPA ELECTRIC COM	6/5/2025	060525-0001 ACH	\$9,086.74	\$9,086.74	ELECTRIC SVC 04/16/25-05/15/25
<b>Utilities Subtotal</b>			<b>\$10,173.96</b>	<b>\$10,173.96</b>	
<b>Regular Services</b>					
BARBARA CRUZ	6/16/2025	BC-061625	\$200.00	\$200.00	BOARD 6/16/25
BRIAN MUNARI-EFT	6/16/2025	BM-061625-EFT	\$200.00	\$200.00	BOARD 6/16/25
BRIAN QUIGLEY	6/16/2025	BQ-061625	\$200.00	\$200.00	BOARD 6/16/25
GERSSON G. PEREZ	6/16/2025	GP-061625	\$200.00	\$200.00	BOARD 6/16/25
MIMIEAUX KILPATRICK	6/16/2025	MK-061625	\$200.00	\$200.00	BOARD 6/16/25
<b>Regular Services Subtotal</b>			<b>\$1,000.00</b>	<b>\$1,000.00</b>	

<b>NORTHWOOD CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Additional Services</b>					
NICHOLS LANDSCAPE ARCHITECTURE	6/3/2025	MN23-1.10	\$3,174.95	\$3,174.95	Northwood CDD - Enhancement Project
<b>Additional Services Subtotal</b>			<b>\$3,174.95</b>	<b>\$3,174.95</b>	
<b>TOTAL</b>			<b>\$40,754.08</b>	<b>\$40,754.08</b>	



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**BILL TO**  
Northwood CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**INVOICE#**  
150109

**CUSTOMER ID**  
C2286

**PO#**

**DATE**  
5/28/2025

**NET TERMS**  
Net 30

**DUE DATE**  
6/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Agenda Packages	4	Ea	15.00		60.00
Postage	1	Ea	4.83		4.83
<b>Subtotal</b>					<b>64.83</b>

<b>Subtotal</b>	\$64.83
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$64.83

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

150806

**CUSTOMER ID**

C2286

**PO#****DATE**

6/1/2025

**NET TERMS**

Net 30

**DUE DATE**

7/1/2025

**BILL TO**

Northwood CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	5,416.67		5,416.67
<b>Subtotal</b>					<b>5,416.67</b>

<b>Subtotal</b>	\$5,416.67
-----------------	------------

<b>Tax</b>	\$0.00
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<b>Total Due</b>	\$5,416.67
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**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

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*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*



# INVOICE

**Ingenuity Pool Services**

27507 Zuma Ct, Wesley Chapel, FL, USA

**Invoice ID:** 697  
**Issue Date:** 2025-06-01  
**Due Date:** 2025-06-16

**Bill to:**

**Northwood Community Pool**  
27248 Big Sur Drive  
Wesley Chapel, Florida 33544

**Subject:**

June Pool Service Invoice

Item Type	Description	Quantity	Unit Price	Amount
Service	Monthly Pool Service	1.00	\$800.00	\$800.00

**Notes:**

**Subtotal** **\$800.00**

Tax (0.00%) \$0.00

**Amount Due** **\$800.00**

# INVOICE

**Ingenuity Pool Services**

27507 Zuma Ct, Wesley Chapel, FL, USA

**Invoice ID:** 605  
**Issue Date:** 2025-05-01  
**Due Date:** 2025-05-16

**Bill to:**

**Northwood Community Pool**  
27248 Big Sur Drive  
Wesley Chapel, Florida 33544

**Subject:**

May Pool Service Invoice

Item Type	Description	Quantity	Unit Price	Amount
Service	Monthly Pool Service	1.00	\$800.00	\$800.00

**Notes:**

**Subtotal** **\$800.00**

Tax (0.00%) \$0.00

**Amount Due** **\$800.00**

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 326367

Bill To
Northwood CDD c/o Inframark 2005 Pan Am Circle Tampa, FL 33607

Date	Due Date
04/01/25	5/1/2025
Account Owner	PO#
ROYAL CONRAD	

Item	Amount
#307702 - Northwood CDD- Landscape Maintenance Agreement -2024 Lakeland April 2025	\$6,166.04

Subtotal	\$6,166.04
Less Payments/Credits	(\$0.00)
Balance Due	\$6,166.04

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

Thank you for allowing us to serve you.

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 338589

Bill To
Northwood CDD c/o Inframark 2005 Pan Am Circle Tampa, FL 33607

Date	Due Date
06/01/25	7/1/2025
Account Owner	PO#
JASON PAINTER	

Item	Amount
#307702 - Northwood CDD- Landscape Maintenance Agreement -2024 Lakeland June 2025	\$6,166.04

Subtotal	\$6,166.04
Less Payments/Credits	(\$0.00)
Balance Due	\$6,166.04

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

Thank you for allowing us to serve you.



**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 45278**

**DATE** 06/09/2025 **TERMS** Net 30

**DUE DATE** 07/09/2025

DATE	ACTIVITY	DESCRIPTION	AMOUNT
06/04/2025	<b>Inspection</b>	monthly landscape inspection conducted at Northwood CDD by Paul Woods	390.00

Please include invoice number on all payments.

**TOTAL DUE**

**\$390.00**

# INVOICE

**Issued to:**

William Rogers  
**Northwood Community Development District**  
2005 Pam Am Circle  
2nd Floor, Suite 300  
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
250056230010	5/16/2025	ACH	5/16/2025

DESCRIPTION	AMOUNT
Gross Wages	2,693.17
Social Security Tax	165.42
Medicare Tax	38.68
Federal Unemployment Tax	3.79
State Unemployment Tax	30.91
Risk Management	152.45
Administration Fees	173.75
<b>GROSS PAYROLL AMOUNT</b>	<b>\$3,258.17</b>
Delivery Charge	35.00
<b>TOTAL INVOICE</b>	<b>\$3,293.17</b>

<b>PAYROLL ID</b> 250056230010	<b>PERIOD START</b> 4/27/2025	<b>STATEMENTS PROCESSED/PRINTED</b> 2/2
<b>CLIENT ID</b> 5623	<b>PERIOD END</b> 5/10/2025	<b>DELIVERY METHOD</b> Metro NC

# INVOICE

**Issued to:**

William Rogers  
Northwood Community Development District  
2005 Pam Am Circle  
2nd Floor, Suite 300  
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
250056230009	5/2/2025	ACH	5/2/2025

DESCRIPTION	AMOUNT
Gross Wages	2,495.66
Social Security Tax	153.18
Medicare Tax	35.83
Federal Unemployment Tax	4.05
State Unemployment Tax	33.13
Risk Management	200.58
Administration Fees	161.39
<b>GROSS PAYROLL AMOUNT</b>	<b>\$3,083.82</b>
Delivery Charge	35.00
Late Payment Fee	154.60
Returned Item Fee	35.00
<b>TOTAL INVOICE</b>	<b>\$3,308.42</b>

<b>PAYROLL ID</b> 250056230009	<b>PERIOD START</b> 4/13/2025	<b>STATEMENTS PROCESSED/PRINTED</b> 2/2
<b>CLIENT ID</b> 5623	<b>PERIOD END</b> 4/26/2025	<b>DELIVERY METHOD</b> Metro NC



NORTHWOOD CDD

Account Number:

813-197-0644-052523-5

PIN:



Agenda Page 124

Billing Date:

May 26, 2025

Billing Period:

May 26 - Jun 25, 2025

Hi NORTHWOOD CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

### Bill history

Previous balance	\$516.11
Payment received by May 26, thank you	-\$516.11

### Service summary

	Previous month	Current month
Internet	\$516.11	\$516.11
<b>Total services</b>	<b>\$516.11</b>	<b>\$516.11</b>
<b>Total balance</b>		<b>\$516.11</b>

Total balance  
**\$516.11**  
Auto Pay is scheduled  
**Jun 20**



Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit [frontier.com/myfrontierapp](https://frontier.com/myfrontierapp)

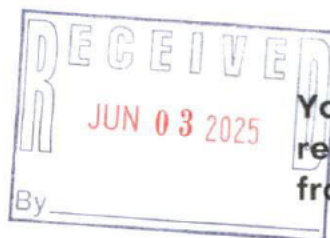
Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 NO RP 26 05272025 NNNNNNNN 01 000439 0002

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



You are all set with Auto Pay! To review your account, go to [frontier.com](https://frontier.com) or the MyFrontier app.



519002813197064405252300000000000000516115





NORTHWOOD CDD

Account Number:

813-197-0644-052523-5

PIN:



Billing Date: Agenda Page 125

May 26, 2025

Billing Period:

May 26 - Jun 25, 2025

## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with  
Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the  
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App Store

For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://frontier.com/chat), or call us at 800-921-8102.  
Visually impaired/TTY customers, call 711.

### PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

### IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at [frontier.com/internetdisclosures](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://frontier.com/tariffs) or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes ([frontier.com/terms/arbitration](https://frontier.com/terms/arbitration)). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at [frontier.com/privacy](https://frontier.com/privacy).




**NORTHWOOD CDD** Account Number:  
**813-197-0644-052523-5**

PIN:  
[REDACTED]

Billing Date: **May 26, 2025**  
Billing Period: **May 26 - Jun 25, 2025**

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: [business.frontier.com/internet-backup](https://business.frontier.com/internet-backup)

 <b>Internet</b>		
<b>Monthly Charges</b>		
05.26-06.25	Dedicated Internet Access (DIA) 200 Mbps	\$516.11
<b>Internet Total</b>		<b>\$516.11</b>
<b>Total current month charges</b>		<b>\$516.11</b>

**LET FRONTIER  
BE YOUR  
TECH SUPPORT**

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

[business.frontier.com](https://business.frontier.com)





**NORTHWOOD CDD** Account Number:  
**813-197-0644-052523-5**

PIN:  
[REDACTED]

Agenda Page 127  
Billing Date:

**May 26, 2025**

Billing Period:

**May 26 - Jun 25, 2025**

**813-197-0644**

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

\$516.11

**813-197-3077**

65/L1XN/981716/ /FTNC/  
27248 Big Sur Dr We  
CUSTOMER NID  
27248 Big Sur Dr Wesley Chapel  
CUSTOMER PREMISE





**You have a new bill from Pasco County Utilities!**

[View Invoice or Pay Now](#)

Want to be reminded later? [Click here.](#)

**Dear NORTHWOOD COMMUNITY DEV DISTRICT**

### Account Information

#### A new bill is now available to view online.

Pasco County Utilities has implemented a convenient online billing and payment system for you to access and pay your bills. Simply click on the **View Invoice or Pay Now** button to get started. You can review and print your bill, pay electronically now, or schedule the date your bill will be paid.

You may also access your invoice via our Customer Portal at <https://pascoeasypay.pascocountyfl.net>.

If you have any questions regarding your account, please email us at . Be sure to include your first name, last name, and account number.

Thank you for choosing to view and pay online,

Pasco County Utilities

*Please Note: To ensure delivery of account related email notifications, please add no-reply@invoicecloud.net to your safe senders list.*

#### Account Number:

0519410-01058581

#### Invoice Number:

22400440

#### Invoice Due Date:

6/9/2025

#### Balance Due:

\$571.11



Please consider the environment before printing this email

Certain email accounts block messages that you intend to receive. To make sure that you continue to receive updates from Invoice Cloud add no-reply @ invoicecloud.net to your address book.

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NORTHWOOD CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-2529

Statement Date: June 05, 2025  
Agenda Page 129

Amount Due: \$9,086.74

Due Date: June 19, 2025

Account #: 311000000001

DO NOT PAY. Your account will be drafted on June 19, 2025

### Your Locations With The Highest Usage



27248 BIG SUR DR,  
WESLEY CHAPEL, FL  
33544-6656

5,975  
KWH



1 NORTHWOOD PALMS  
DR, WESLEY CHAPEL,  
FL 33543-0000

4,196  
KWH



Scan here to interact  
with your bill online.

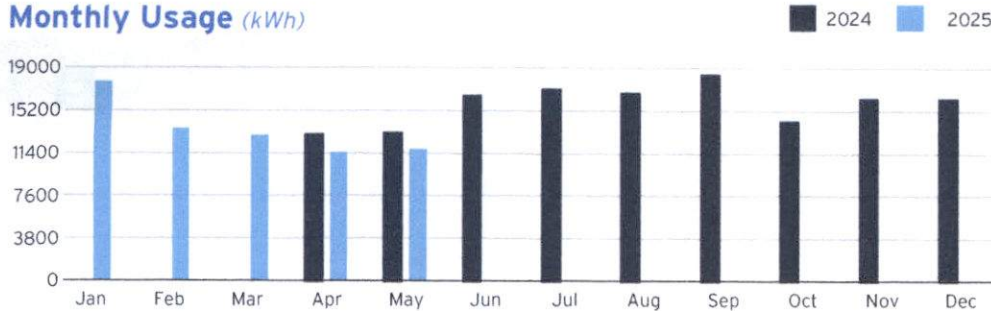


## DOWNED IS DANGEROUS!

If you see a downed power line,  
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/safety)  
for more safety tips.

### Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)



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

Account #: 311000000001

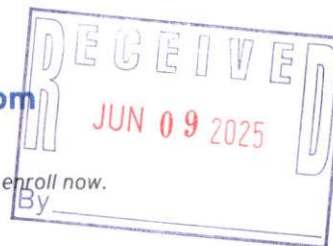
Due Date: June 19, 2025



Pay your bill online at [TampaElectric.com](https://www.tampaelectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/paperless) to enroll now.



Amount Due: \$9,086.74

Payment Amount: \$ \_\_\_\_\_

700250003519

Your account will be  
drafted on June 19, 2025

NORTHWOOD CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-2359

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.

## Summary of Charges by Service Address

Account Number: 311000000001

### Energy Usage From Last Month

▲ Increased    = Same    ▼ Decreased

**Service Address:** NORTHWOOD PALMS BLVD PH2, WESLEY CHAPEL, FL 33543-0000

**Sub-Account Number:** 211014509577

**Amount:** \$313.47

**Service Address:** 1 NORTHWOOD PALMS DR, WESLEY CHAPEL, FL 33543-0000

**Sub-Account Number:** 211014509841

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000703338	05/15/2025	82,820		78,624		4,196 kWh	1	30 Days	\$658.04
									▲ 2.9%

**Service Address:** 1438 NORTHWOOD PALMS BL, #2, WESLEY CHAPEL, FL 33543-0000

**Sub-Account Number:** 211014560109

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000129796	05/15/2025	250		247		3 kWh	1	30 Days	\$19.84
									= 0.0%

**Service Address:** 27248 BIG SUR DR, WESLEY CHAPEL, FL 33544-6656

**Sub-Account Number:** 211014560349

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000351309	05/15/2025	24,014		18,039		5,975 kWh	1	30 Days	\$636.91
1000351309	05/15/2025	13.23		0		13.23 kW	1	30 Days	▼ 3.5%

**Service Address:** 27500 BREAKERS DR, WESLEY CHAPEL, FL 33544-6667

**Sub-Account Number:** 211014560596

**Amount:** \$305.30

*Continued on next page →*

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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.



## Summary of Charges by Service Address

Account Number: 3110000000001

## Energy Usage From Last Month



Increased



Same



Decreased

Service Address: 1438 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014560844

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000150588	05/15/2025	149		146		3 kWh	1	30 Days	\$19.84
									0.0%

Service Address: 1438 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014561040

Amount: \$1,214.26

Service Address: 27248 BIG SUR DR, WESLEY CHAPEL, FL 33544-6656

Sub-Account Number: 211014561297

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000146682	05/15/2025	68,876		67,238		1,638 kWh	1	30 Days	\$268.70
									29.6%

Service Address: 100 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014561784

Amount: \$432.22

Service Address: NORTHWOOD, UNIT 6A, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014562022

Amount: \$261.68

Service Address: NORTHWOOD, UNIT 2A, WESLEY CHAPEL, FL 33544-0000

Sub-Account Number: 211014562246

Amount: \$261.68

Service Address: NORTHWOOD, UNIT 2B, TAMPA, FL 33602-0000

Sub-Account Number: 211014562451

Amount: \$348.91

Service Address: NORTHWOOD, UNIT 3A, WESLEY CHAPEL, FL 33544-0000

Sub-Account Number: 211014562758

Amount: \$392.50

Service Address: NORTHWOODS, UNIT 4A-2, WESLEY CHAPEL, FL 33544-0000

Sub-Account Number: 211014563079

Amount: \$261.68

Service Address: NORTHWOOD 3B, WESLEY CHAPEL, FL 33544-6649

Sub-Account Number: 211014563327

Amount: \$508.01

Service Address: NORTHWOOD, UNIT 7, WESLEY CHAPEL, FL 33544-0000

Sub-Account Number: 211014563533

Amount: \$566.96

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000000001

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Energy Usage From Last Month

▲ Increased    = Same    ▼ Decreased

Service Address: NORTHWOOD, UNIT 8&, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014563772

Amount: \$654.18

Service Address: NORTHWOOD, UNIT 4B, TAMPA, FL 33602-0000

Sub-Account Number: 211014563988

Amount: \$436.12

Service Address: NORTHWOOD, UNIT 5, WESLEY CHAPEL, FL 33544-0000

Sub-Account Number: 211014564267

Amount: \$348.91

Service Address: NORTHWOOD SUBDIVISION, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014564473

Amount: \$1,177.53

Total Current Month's Charges

\$9,086.74






**Service Address:** NORTHWOOD PALMS BLVD PH2, WESLEY CHAPEL, FL  
33543-0000

**Service Period:** 04/16/2025 - 05/15/2025

**Rate Schedule:** Lighting Service

**Charge Details**



## Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days			
Lighting Energy Charge	152 kWh @ \$0.03412/kWh		\$5.19
Fixture & Maintenance Charge	8 Fixtures		\$132.88
Lighting Pole / Wire	8 Poles		\$167.64
Lighting Fuel Charge	152 kWh @ \$0.03059/kWh		\$4.65
Storm Protection Charge	152 kWh @ \$0.00559/kWh		\$0.85
Clean Energy Transition Mechanism	152 kWh @ \$0.00043/kWh		\$0.07
Storm Surcharge	152 kWh @ \$0.01230/kWh		\$1.87
Florida Gross Receipt Tax			\$0.32
Lighting Charges			\$313.47

<b>Current Month's Electric Charges</b>	<b>\$313.47</b>
---	-----------------

Billing information continues on next page →

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**Service Address:** 1 NORTHWOOD PALMS DR, WESLEY CHAPEL, FL 33543-0000

## Meter Read

**Service Period:** 04/16/2025 - 05/15/2025

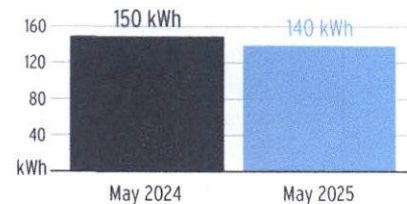
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000703338	05/15/2025	82,820		78,624		4,196 kWh	1	30 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	4,196 kWh @ \$0.08641/kWh	\$362.58
	Fuel Charge	4,196 kWh @ \$0.03083/kWh	\$129.36
	Storm Protection Charge	4,196 kWh @ \$0.00577/kWh	\$24.21
	Clean Energy Transition Mechanism	4,196 kWh @ \$0.00418/kWh	\$17.54
	Storm Surcharge	4,196 kWh @ \$0.02121/kWh	\$89.00
	Florida Gross Receipt Tax		\$16.45
	<b>Electric Service Cost</b>		<b>\$658.04</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$658.04**

Billing information continues on next page →



**Service Address:** 1438 NORTHWOOD PALMS BL, #2, WESLEY CHAPEL, FL 33543-0000

### Meter Read


**Meter Location:** # 2

**Service Period:** 04/16/2025 - 05/15/2025

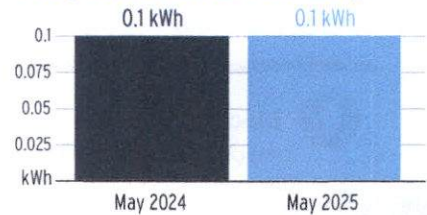
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000129796	05/15/2025	250		247		3 kWh	1	30 Days

### Charge Details

 <b>Electric Charges</b>			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	3 kWh @ \$0.08641/kWh		\$0.26
Fuel Charge	3 kWh @ \$0.03083/kWh		\$0.09
Storm Protection Charge	3 kWh @ \$0.00577/kWh		\$0.02
Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh		\$0.01
Storm Surcharge	3 kWh @ \$0.02121/kWh		\$0.06
Florida Gross Receipt Tax			\$0.50
<b>Electric Service Cost</b>			<b>\$19.84</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$19.84**

Billing information continues on next page →





Service Address: 27248 BIG SUR DR, WESLEY CHAPEL, FL 33544-6656

## Meter Read

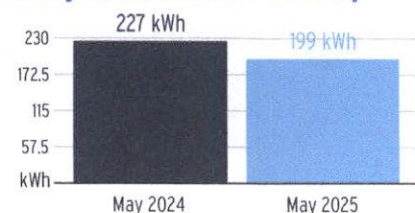
Service Period: 04/16/2025 - 05/15/2025

Rate Schedule: General Service Demand - Standard

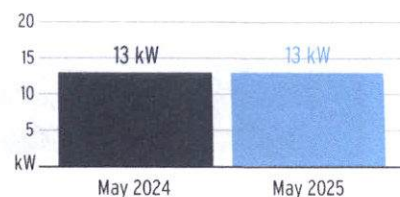
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000351309	05/15/2025	24,014	18,039	5,975 kWh	1	30 Days
1000351309	05/15/2025	13.23	0	13.23 kW	1	30 Days

## Charge Details

### Avg kWh Used Per Day



### Billing Demand (kW)



### Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.



### Electric Charges

Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	13 kW @ \$18.07000/kW	\$234.91
Energy Charge	5,975 kWh @ \$0.00773/kWh	\$46.19
Fuel Charge	5,975 kWh @ \$0.03083/kWh	\$184.21
Capacity Charge	13 kW @ \$0.30000/kW	\$3.90
Storm Protection Charge	13 kW @ \$2.08000/kW	\$27.04
Energy Conservation Charge	13 kW @ \$0.93000/kW	\$12.09
Environmental Cost Recovery	5,975 kWh @ \$0.00068/kWh	\$4.06
Clean Energy Transition Mechanism	13 kW @ \$1.15000/kW	\$14.95
Storm Surcharge	5,975 kWh @ \$0.01035/kWh	\$61.84
Florida Gross Receipt Tax		\$15.92

### Electric Service Cost

**\$636.91**
**Current Month's Electric Charges**
**\$636.91**

Billing information continues on next page →



Sub-Account #: 211014560596  
Statement Date: 06/02/2025

Service Address: 27500 BREAKERS DR, WESLEY CHAPEL, FL 33544-6667

Service Period: 04/17/2025 - 05/16/2025

Rate Schedule: Lighting Service

Charge Details



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Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	112 kWh @ \$0.03412/kWh	\$3.82
Fixture & Maintenance Charge	7 Fixtures	\$65.66
Lighting Pole / Wire	7 Poles	\$230.09
Lighting Fuel Charge	112 kWh @ \$0.03059/kWh	\$3.43
Storm Protection Charge	112 kWh @ \$0.00559/kWh	\$0.63
Clean Energy Transition Mechanism	112 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	112 kWh @ \$0.01230/kWh	\$1.38
Florida Gross Receipt Tax		\$0.24

Lighting Charges **\$305.30**

Current Month's Electric Charges

**\$305.30**

Billing information continues on next page →


**Service Address:** 1438 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000

## Meter Read

**Meter Location:** MP

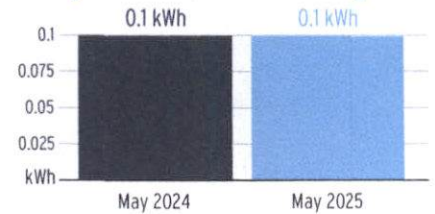
**Service Period:** 04/16/2025 - 05/15/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000150588	05/15/2025	149	146	3 kWh	1	30 Days

## Charge Details

### Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	3 kWh @ \$0.08641/kWh	\$0.26
Fuel Charge	3 kWh @ \$0.03083/kWh	\$0.09
Storm Protection Charge	3 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	3 kWh @ \$0.02121/kWh	\$0.06
Florida Gross Receipt Tax		\$0.50
<b>Electric Service Cost</b>		<b>\$19.84</b>

**Current Month's Electric Charges**
**\$19.84**

Billing information continues on next page →





**Service Address:** 1438 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 04/16/2025 - 05/15/2025

**Rate Schedule:** Lighting Service

**Charge Details**



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<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	589 kWh @ \$0.03412/kWh	\$20.10
Fixture & Maintenance Charge	31 Fixtures	\$514.91
Lighting Pole / Wire	31 Poles	\$649.20
Lighting Fuel Charge	589 kWh @ \$0.03059/kWh	\$18.02
Storm Protection Charge	589 kWh @ \$0.00559/kWh	\$3.29
Clean Energy Transition Mechanism	589 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	589 kWh @ \$0.01230/kWh	\$7.24
Florida Gross Receipt Tax		\$1.25
<b>Lighting Charges</b>		<b>\$1,214.26</b>

**Current Month's Electric Charges** **\$1,214.26**

Billing information continues on next page →



**Service Address:** 27248 BIG SUR DR, WESLEY CHAPEL, FL 33544-6656

## Meter Read

**Service Period:** 04/16/2025 - 05/15/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000146682	05/15/2025	68,876	67,238	1,638 kWh	1	30 Days

## Charge Details

### Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,638 kWh @ \$0.08641/kWh	\$141.54
Fuel Charge	1,638 kWh @ \$0.03083/kWh	\$50.50
Storm Protection Charge	1,638 kWh @ \$0.00577/kWh	\$9.45
Clean Energy Transition Mechanism	1,638 kWh @ \$0.00418/kWh	\$6.85
Storm Surcharge	1,638 kWh @ \$0.02121/kWh	\$34.74
Florida Gross Receipt Tax		\$6.72

### Electric Service Cost

**\$268.70**

## Current Month's Electric Charges

**\$268.70**

Billing information continues on next page →





**Service Address:** 100 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 04/17/2025 - 05/16/2025

**Rate Schedule:** Lighting Service

**Charge Details**



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<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	209 kWh @ \$0.03412/kWh	\$7.13
Fixture & Maintenance Charge	11 Fixtures	\$182.71
Lighting Pole / Wire	11 Poles	\$231.72
Lighting Fuel Charge	209 kWh @ \$0.03059/kWh	\$6.39
Storm Protection Charge	209 kWh @ \$0.00559/kWh	\$1.17
Clean Energy Transition Mechanism	209 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	209 kWh @ \$0.01230/kWh	\$2.57
Florida Gross Receipt Tax		\$0.44
<b>Lighting Charges</b>		<b>\$432.22</b>

<b>Current Month's Electric Charges</b>	<b>\$432.22</b>
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Billing information continues on next page →



Service Address: NORTHWOOD, UNIT 6A, WESLEY CHAPEL, FL 33543-0000

Service Period: 04/23/2025 - 05/21/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	96 kWh @ \$0.03412/kWh	\$3.28
Fixture & Maintenance Charge	6 Fixtures	\$56.28
Lighting Pole / Wire	6 Poles	\$197.22
Lighting Fuel Charge	96 kWh @ \$0.03059/kWh	\$2.94
Storm Protection Charge	96 kWh @ \$0.00559/kWh	\$0.54
Clean Energy Transition Mechanism	96 kWh @ \$0.00043/kWh	\$0.04
Storm Surcharge	96 kWh @ \$0.01230/kWh	\$1.18
Florida Gross Receipt Tax		\$0.20

Lighting Charges \$261.68

Current Month's Electric Charges

\$261.68

Billing information continues on next page →



**Service Address:** NORTHWOOD, UNIT 2A, WESLEY CHAPEL, FL 33544-0000

**Service Period:** 04/23/2025 - 05/21/2025

**Rate Schedule:** Lighting Service

**Charge Details**



**Electric Charges**

**Lighting Service Items LS-1 (Bright Choices) for 29 days**

Lighting Energy Charge	96 kWh @ \$0.03412/kWh	\$3.28
Fixture & Maintenance Charge	6 Fixtures	\$56.28
Lighting Pole / Wire	6 Poles	\$197.22
Lighting Fuel Charge	96 kWh @ \$0.03059/kWh	\$2.94
Storm Protection Charge	96 kWh @ \$0.00559/kWh	\$0.54
Clean Energy Transition Mechanism	96 kWh @ \$0.00043/kWh	\$0.04
Storm Surcharge	96 kWh @ \$0.01230/kWh	\$1.18
Florida Gross Receipt Tax		\$0.20

**Lighting Charges**

**\$261.68**

**Current Month's Electric Charges**

**\$261.68**

Billing information continues on next page →




Sub-Account #: 211014562451  
Statement Date: 06/02/2025

Service Address: NORTHWOOD, UNIT 2B, TAMPA, FL 33602-0000

Service Period: 04/23/2025 - 05/21/2025

Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	128 kWh @ \$0.03412/kWh	\$4.37
Fixture & Maintenance Charge	8 Fixtures	\$75.04
Lighting Pole / Wire	8 Poles	\$262.96
Lighting Fuel Charge	128 kWh @ \$0.03059/kWh	\$3.92
Storm Protection Charge	128 kWh @ \$0.00559/kWh	\$0.72
Clean Energy Transition Mechanism	128 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	128 kWh @ \$0.01230/kWh	\$1.57
Florida Gross Receipt Tax		\$0.27
<b>Lighting Charges</b>		<b>\$348.91</b>

**Current Month's Electric Charges** **\$348.91**

Billing information continues on next page →

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Sub-Account #: 211014562758  
Statement Date: 06/02/2025

Service Address: NORTHWOOD, UNIT 3A, WESLEY CHAPEL, FL 33544-0000


Service Period: 04/23/2025 - 05/21/2025

Rate Schedule: Lighting Service

Charge Details



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 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	144 kWh @ \$0.03412/kWh	\$4.91
Fixture & Maintenance Charge	9 Fixtures	\$84.42
Lighting Pole / Wire	9 Poles	\$295.83
Lighting Fuel Charge	144 kWh @ \$0.03059/kWh	\$4.40
Storm Protection Charge	144 kWh @ \$0.00559/kWh	\$0.80
Clean Energy Transition Mechanism	144 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	144 kWh @ \$0.01230/kWh	\$1.77
Florida Gross Receipt Tax		\$0.31
<b>Lighting Charges</b>		<b>\$392.50</b>

**Current Month's Electric Charges** **\$392.50**

Billing information continues on next page →





Sub-Account #: 211014563079  
Statement Date: 06/02/2025

Service Address: NORTHWOODS, UNIT 4A-2, WESLEY CHAPEL, FL 33544-0000

Service Period: 04/23/2025 - 05/21/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	96 kWh @ \$0.03412/kWh	\$3.28
Fixture & Maintenance Charge	6 Fixtures	\$56.28
Lighting Pole / Wire	6 Poles	\$197.22
Lighting Fuel Charge	96 kWh @ \$0.03059/kWh	\$2.94
Storm Protection Charge	96 kWh @ \$0.00559/kWh	\$0.54
Clean Energy Transition Mechanism	96 kWh @ \$0.00043/kWh	\$0.04
Storm Surcharge	96 kWh @ \$0.01230/kWh	\$1.18
Florida Gross Receipt Tax		\$0.20

Lighting Charges \$261.68

Current Month's Electric Charges

\$261.68

Billing information continues on next page →



Service Address: NORTHWOOD 3B, WESLEY CHAPEL, FL 33544-6649

Service Period: 04/23/2025 - 05/21/2025

Rate Schedule: Lighting Service



Charge Details

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	220 kWh @ \$0.03412/kWh	\$7.51
Fixture & Maintenance Charge	12 Fixtures	\$110.73
Lighting Pole / Wire	12 Poles	\$378.54
Lighting Fuel Charge	220 kWh @ \$0.03059/kWh	\$6.73
Storm Protection Charge	220 kWh @ \$0.00559/kWh	\$1.23
Clean Energy Transition Mechanism	220 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	220 kWh @ \$0.01230/kWh	\$2.71
Florida Gross Receipt Tax		\$0.47
<b>Lighting Charges</b>		<b>\$508.01</b>

<b>Current Month's Electric Charges</b>	<b>\$508.01</b>
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Sub-Account #: 211014563533  
Statement Date: 06/02/2025

**Service Address:** NORTHWOOD, UNIT 7, WESLEY CHAPEL, FL 33544-0000

**Service Period:** 04/23/2025 - 05/21/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	208 kWh @ \$0.03412/kWh	\$7.10
Fixture & Maintenance Charge	13 Fixtures	\$121.94
Lighting Pole / Wire	13 Poles	\$427.31
Lighting Fuel Charge	208 kWh @ \$0.03059/kWh	\$6.36
Storm Protection Charge	208 kWh @ \$0.00559/kWh	\$1.16
Clean Energy Transition Mechanism	208 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	208 kWh @ \$0.01230/kWh	\$2.56
Florida Gross Receipt Tax		\$0.44

**Lighting Charges** **\$566.96**

**Current Month's Electric Charges**

**\$566.96**

Billing information continues on next page →





**Service Address:** NORTHWOOD, UNIT 8&, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 04/23/2025 - 05/21/2025

**Rate Schedule:** Lighting Service

**Charge Details**



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**Electric Charges**

**Lighting Service Items LS-1 (Bright Choices) for 29 days**

Lighting Energy Charge	240 kWh @ \$0.03412/kWh	\$8.19
Fixture & Maintenance Charge	15 Fixtures	\$140.70
Lighting Pole / Wire	15 Poles	\$493.05
Lighting Fuel Charge	240 kWh @ \$0.03059/kWh	\$7.34
Storm Protection Charge	240 kWh @ \$0.00559/kWh	\$1.34
Clean Energy Transition Mechanism	240 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	240 kWh @ \$0.01230/kWh	\$2.95
Florida Gross Receipt Tax		\$0.51

**Lighting Charges \$654.18**

**Current Month's Electric Charges**

**\$654.18**

Billing information continues on next page →



**Service Address:** NORTHWOOD, UNIT 4B, TAMPA, FL 33602-0000

**Service Period:** 04/23/2025 - 05/21/2025

**Rate Schedule:** Lighting Service

## Charge Details

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	160 kWh @ \$0.03412/kWh	\$5.46
Fixture & Maintenance Charge	10 Fixtures	\$93.80
Lighting Pole / Wire	10 Poles	\$328.70
Lighting Fuel Charge	160 kWh @ \$0.03059/kWh	\$4.89
Storm Protection Charge	160 kWh @ \$0.00559/kWh	\$0.89
Clean Energy Transition Mechanism	160 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	160 kWh @ \$0.01230/kWh	\$1.97
Florida Gross Receipt Tax		\$0.34
<b>Lighting Charges</b>		<b>\$436.12</b>

<b>Current Month's Electric Charges</b>	<b>\$436.12</b>
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Billing information continues on next page →



**Service Address:** NORTHWOOD, UNIT 5, WESLEY CHAPEL, FL 33544-0000

**Service Period:** 04/23/2025 - 05/21/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	128 kWh @ \$0.03412/kWh	\$4.37
Fixture & Maintenance Charge	8 Fixtures	\$75.04
Lighting Pole / Wire	8 Poles	\$262.96
Lighting Fuel Charge	128 kWh @ \$0.03059/kWh	\$3.92
Storm Protection Charge	128 kWh @ \$0.00559/kWh	\$0.72
Clean Energy Transition Mechanism	128 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	128 kWh @ \$0.01230/kWh	\$1.57
Florida Gross Receipt Tax		\$0.27

**Lighting Charges** **\$348.91**

**Current Month's Electric Charges**

**\$348.91**

Billing information continues on next page →




Sub-Account #: 211014564473  
Statement Date: 06/02/2025

Service Address: NORTHWOOD SUBDIVISION, WESLEY CHAPEL, FL 33543-0000

Service Period: 04/23/2025 - 05/21/2025

Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	432 kWh @ \$0.03412/kWh	\$14.74
Fixture & Maintenance Charge	27 Fixtures	\$253.26
Lighting Pole / Wire	27 Poles	\$887.49
Lighting Fuel Charge	432 kWh @ \$0.03059/kWh	\$13.21
Storm Protection Charge	432 kWh @ \$0.00559/kWh	\$2.41
Clean Energy Transition Mechanism	432 kWh @ \$0.00043/kWh	\$0.19
Storm Surcharge	432 kWh @ \$0.01230/kWh	\$5.31
Florida Gross Receipt Tax		\$0.92
<b>Lighting Charges</b>		<b>\$1,177.53</b>

**Current Month's Electric Charges** **\$1,177.53**

**Total Current Month's Charges** **\$9,086.74**

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# Invoice

Date	Invoice No.
6/3/2025	MN23-1.10
Due Date	
6/18/2025	

**Bill To**

Northwood CDD  
 Meritus Corporation  
 Ms. Christina Newsome  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

**Northwood CDD  
 Community Enhancement Project**

Emailed Invoice June 3, 2025

DATE OF SERVICE	TASK DESCRIPTION	RATE	QTY.	PR. INV. AMT.	AMT.
	Northwood CDD - Enhancement Project I. General - SCOPE OF WORK TASK 1 - LANDSCAPE ARCHITECTURE DESIGN SERVICES A. Schematic Design Phase (3 Conceptual Design Packages) (100% Complete)				
	Additional Services 2 - Inventory, 60% CD's, Cost Estimate & 100% Construction Bid Set				
4/1/2025	1. Inventory & Analysis (Fee: \$10,484) (91.46% Complete)	85.00	6.43333	\$ 8,098.75	546.83
4/1/2025	Landscape Designer I	168.00	5.61666		943.60
	Principal Landscape Architect/ Certified Arborist				
	2. 60% Construction Documents and Opinion of Cost Estimate Phase (Fee: \$35,791.00) (44.3%)			\$14,184.10	
4/28/2025	Landscape Designer I	85.00	5.91667		502.92
4/30/2025	Principal Landscape Architect/ Certified Arborist	168.00	7.03335		1,181.60

PLEASE MAIL PAYMENTS TO THE FOLLOWING:  
 NICHOLS Landscape Architecture, Inc.  
 P.O. Box 155  
 Lutz, FL 33548

**Total Amount Due** \$3,174.95

We appreciate your business!

"Providing Creative and Sustainable Solutions to Outdoor Spaces and Places."