

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

MEETING AGENDA

Monday, October 20, 2025, at 6:30 p.m.

**Meeting to be held at:
Northwood Clubhouse
27248 Big Sur Drive
Wesley Chapel, FL 33544**



11555 Heron Bay, Suite 201
Coral Springs, FL 33076
(954) 603-0033

Northwood Community Development District

Board of Supervisors

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

Staff

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

Meeting Agenda

Monday, October 20, 2025 – 6:30 p.m.

Teams Meeting Information

Meeting ID:265 409 474 595 Passcode: 7ud5vr

[Join the meeting now](#)

1. **Call to Order and Roll Call**
2. **Audience Comments – Three- (3) Minute Time Limit**
3. **Review of FY 2025 Budget to Date**
4. **Staff Reports**
 - A. Aquatic Weed Control Service Report.....Page 3
 - B. Landscape Report
 - C. OLM Report.....Page 6
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
 - G. Onsite Manager.....Page 9
 - i. Discussion of Holiday Lighting.....Page 20
5. **Business Items**
 - A. Infrastructure Update
 - B. Infrastructure Advisory Group Agenda
 - C. Project Timeline Update
 - D. Consideration of Resolution 2026-01; Budget Amendment for
FY 2026 Budget.....Page 21
 - E. General Matters of the District
6. **Business Administration**
 - A. Consideration of Minutes from the Meeting held July 21, 2025.....Page 25
 - B. Consideration of Minutes from the Meeting held August 18, 2025.....Page 29
 - C. Consideration of Minutes from the Meeting held September 15, 2025.....Page 32
 - D. Consideration of September 30, 2025 Financial Statements
and Check Register.....Page 36
7. **Supervisor Requests**
8. **Audience Comments – Three- (3) Minute Time Limit**
9. **Adjournment**

The next meeting is scheduled for Monday, November 17, 2025, at 6:30 p.m.

District Office:

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

Meeting Location:

Northwood Clubhouse
 27248 Big Sur Drive
 Wesley Chapel, Florida 33544



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AMENDMENT made the dates set forth below, by and between **Aquatic Weed Control, Inc.** hereinafter "**AWC**", and

Northwood CDD – Plantings

10/10/2025

page 1 of 2

c/o Inframark

2005 Pan Am Cir. Unit 120

Tampa, Florida 33067

Christina Newsome (813) 873-7300 christina.newsome@inframark.com

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

AWC agrees to supply and install (1,600) bareroot pickerelweed and (1,100) Bareroot Gulf spikerush with 2 rows with 2ft spacing for following ponds 1, 2, 3, 4, 5, 6, 9, 18, 19 and 22 (see page 2 planting map) located at Northwood Community Development District in Wesley Chapel, Florida in accordance with the terms and conditions of this agreement.

CUSTOMER agrees to pay **AWC** in the following amount and manner:

Pickerelweed	Gulf Spikerush
Pond 1 - 200	200
Pond 2 - 400	100
Pond 3 - 200	200
Pond 4 - 100	150
Pond 5 - 200	0
Pond 6 - 100	100
Pond 9 - 100	100
Pond 18 - 100	50
Pond 19 - 100	100
Pond 22 - 100	100
(10) ponds (1,600)	(1,100)

(2,700) total plants \$ 2.30 per plant - \$ 6,210.00

Total investment \$ 6,210.00

*AWC will provide a plant guarantee of 90% survival for 90 days under normal conditions. (Excludes adverse weather, drought-flood, hurricane, wildlife grazing, vandalism or damage by others).

Invoices for this service will be mailed each month the treatment is scheduled. Invoices should be paid before the due date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, professional liability, pollution liability, herbicide/pesticide operations, workers compensation and 3 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Romar

Aquatic Weed Control, Inc.

Customer's Signature Title

Print Signature Date

Print Company Name

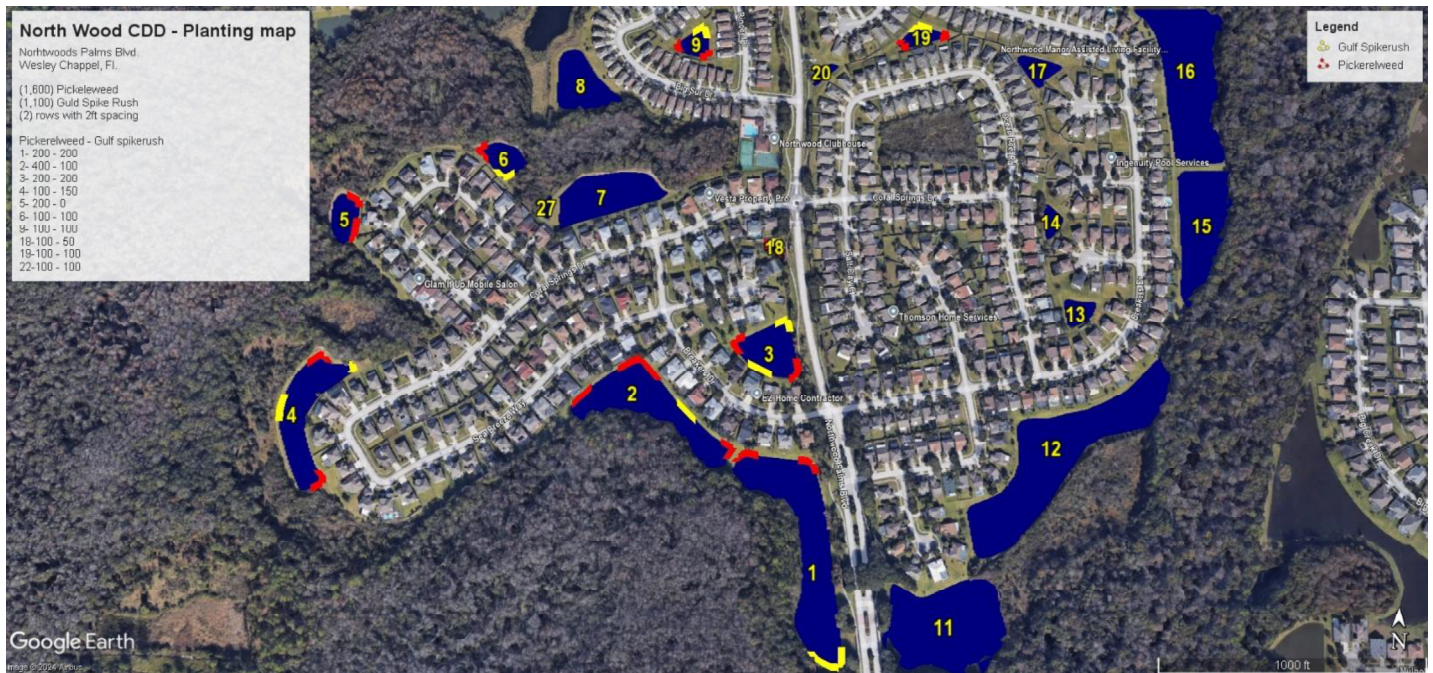


Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Page 2 of 2

North Wood CDD Planting Zones





Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AMENDMENT made the dates set forth below, by and between **Aquatic Weed Control, Inc.** hereinafter "AWC", and

Northwood CDD – Fish stocking

10/10/2025

c/o Inframark

2005 Pan Am Cir. Unit 120

Tampa, Florida 33067

Christina Newsome (813) 873-7300 christina.newsome@inframark.com

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

AWC agrees to supply and deliver **(3,340)** 1-3" Blue Tilapia the following (5) ponds 1, 2, 3, 4 and 22 with approximately 6.68 acres located at Northwood Community Development District in Wesley Chapel, Florida in accordance with the terms and conditions of this agreement. (*Recommended stocking rate of 500 per acer*)

(5) ponds – 6.68 acers = (3,340) 1 – 3" Tilapia @ \$.91 each	\$ 3,039.40
Delivery fee	\$ 275.00

Total investment \$ 3,314.40

Invoices for this service will be mailed each month the treatment is scheduled. Invoices should be paid before the due date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, professional liability, pollution liability, herbicide/pesticide operations, workers compensation and 3 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

Aquatic Weed Control, Inc.

Customer's Signature Title

Print Signature Date

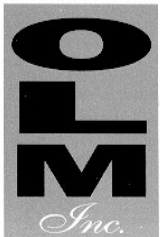
Print Company Name

NORTHWOOD CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		
MULCHING	5	-2.5	Redistribute
WATER/IRRIGATION MANAGEMENT	15		Reduce saturation
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10	-2.5	Rejuv Angelonia
MAXIMUM VALUE	145		



Date: 10-1-25 Score: 96% Performance Payment™ 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

OLM, Inc. Phone: 770.420.0900 Fax: 770.420.0904 www.olminc.com



NORTHWOOD CDD

LANDSCAPE INSPECTION

October 1, 2025

ATTENDING:

JEN LAVELLE – NORTHWOOD CDD

ALEX FIGUEROA – LMP

BILL CONRAD – LMP

PAUL WOODS – OLM, INC

SCORE: 96%

**NEXT INSPECTION
NOVEMBER 5, 2025 AT 8:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Rejuvenate prune Angelonia and fertilize to stimulate flush of new growth. Customer wants to keep these as perennials.
2. Deboot Queen Palms during next palm pruning. Contractor is reminded that a neatened palm bud is the goal. Remove loose Queen Palm boots on the palms at the clubhouse entrance.
3. Control weeds in gravel beds.
4. Retuck gravel along sidewalks around the perimeter of the clubhouse.
5. Rejuvenate prune Fountain Grass once bloom cycles are complete.
6. West end of the clubhouse: Prune suckering growth and Spanish Moss.

COMMONS

7. Northwood Palms Blvd: Stagger mow patterns.
8. Remove Virginia Creeper vine from the Pine trees north of the Carlyle entrance at Breakers Drive.
9. Carlyle entrance at New Smyrna Drive: Confirm irrigation coverage. Determine cause of weep at the new seasonal color.
10. Thin Ginger and Philodendron overhanging sidewalks.
11. Remove Spanish Moss up to 15 feet from common area trees.
12. Caladesi Park: Control broadleaf and grassy weeds in turf along right-of-way, promoting improved Bermuda.

CATEGORY III: IMPROVEMENTS – PRICING

NONE

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

NONE

cc: Jen Lavelle northwood.manager@outlook.com
Christina Newsome christina.newsome@inframark.com
Aleisha Santiago aleisha.santiago@inframark.com
Scott Carlson scott.carlson@lmppro.com
Alex Figueroa alex.figueroa@lmppro.com
Bill Conrad bill.conrad@lmppro.com
Kevin Pajala Kevin.pajala@lmppro.com

Northwood CDD

Manager Report

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

Upcoming Classes:

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

Drama Kids FL
Wednesdays 5pm-9pm

Into the Light Performing Arts
Fridays 12:30pm-7:30pm

Free Low-Impact Chair Pilates
Fridays 8am-8:45am

Please see:

- September Calendar, September Sales & September Rentals
Note: Rental fees include a cleaning fee of \$100. Of that \$100, \$75 goes to the cleaning service and \$25 goes to the CDD. The total the CDD made on the cleaning fee for the month of September was \$150
- **Fiscal Year Sales (Oct 1, 2024-Sept 30, 2025)**
*We have completed **214 transactions**, generating a total of **\$36,975.00** in sales for FY25.*
- Tentative October Calendar
Note: I am actively monitoring the party supply usage for October and will include a chart in November's meeting book
- September Incident Report
- Quote to repair pool motor
- Discussion on potential pay raise

Sun	Mon	Tue	Wed	Thu	Fri	Sat
31 9am - Tennis Lessons 5:30pm - Tennis Lessons	1 Labor Day 5pm - Martial Arts 5:30pm - Tennis Lessons	2 5:30pm - Tennis Lessons	3 Recycle Day @ Northwooc 8am - OLM Inspection 1pm - Infrastructure 4pm - Drama Kids FL 4pm - Tennis Lessons	4 5pm - Martial Arts 5pm - TENNIS LESSONS 5:30pm - Tennis Lessons 7:30pm - Tennis Lessons 8pm - Bible Study Group	5 2pm - Into the Light 5pm - Tennis Lessons	6 Clubhouse Reserved: 9am - TENNIS LESSONS 9am - TENNIS LESSONS
7 9am - Tennis Lessons 5:30pm - Tennis Lessons	8 5pm - Martial Arts 5:30pm - Tennis Lessons	9 12:30pm - Landscape ? 12:30pm - Landscape 5:30pm - Tennis Lessons	10 Recycle Day @ Northwooc 4pm - Drama Kids FL 4pm - Tennis Lessons	11 5pm - Martial Arts 5pm - TENNIS LESSONS 5:30pm - Tennis Lessons 7:30pm - Tennis Lessons 8pm - Bible Study Group	12 2pm - Into the Light 5pm - Tennis Lessons	13 Clubhouse Reserved:
14 Clubhouse Reserved: Girl Pool Cabana Reserved: 9am - Tennis Lessons 5:30pm - Tennis Lessons	15 6:30pm - CDD Monthly	16	17 Recycle Day @ Northwooc 4pm - Drama Kids FL 4pm - Tennis Lessons	18 6:30pm - Clubhouse Tour: 7:30pm - Tennis Lessons 8pm - Bible Study Group	19 12:30pm - Into the Light	20 Pool Cabana & Clubhouse
21 Clubhouse Reserved: 9am - Tennis Lessons 5:30pm - Tennis Lessons	22 5pm - Martial Arts	23 6:30pm - HOA Monthly	24 Recycle Day @ Northwooc 4pm - Drama Kids FL 4pm - Tennis Lessons	25 5pm - Martial Arts 7:30pm - Tennis Lessons 8pm - Bible Study Group	26 12:30pm - Into the Light	27 Clubhouse Reserved: Ton
28 Clubhouse Reserved: 9am - Tennis Lessons 5:30pm - Tennis Lessons	29 5pm - Martial Arts	30	1 Recycle Day @ Northwooc 8am - OLM Inspection 4pm - Drama Kids FL 4pm - Tennis Lessons	2 5pm - Martial Arts 7:30pm - Tennis Lessons 8pm - Bible Study Group	3 12:30pm - Into the Light	4 12

Date	Time	Description	Amount
Monday, September 1, 2025	3:09 pm	Clubhouse Reserved: September 13 2025 Northwood CDD	\$300.00
Thursday, September 4, 2025	3:28 pm	Clubhouse & Pool Cabana Reserved: September 20 2025 Northwood CDD	\$750.00
Monday, September 8, 2025	10:01 am	Invoice #000041-R-0018: Monthly subscription Martial Arts	\$400.00
Monday, September 8, 2025	2:29 pm	Clubhouse Reserved: September 28 2025 Northwood CDD	\$300.00
Monday, September 8, 2025	3:41 pm	Refund of Security Deposit (Clubhouse) Rental Date: September 6 2025	(\$200.00)
Thursday, September 11, 2025	4:11 pm	Into the Light Performing Arts: 8hrs of rental time Northwood CDD	\$150.00
Friday, September 12, 2025	12:26 pm	Clubhouse Reserved: September 27 2025 Northwood CDD	\$600.00
Saturday, September 13, 2025	9:27 am	Pool Cabana: September 14 2025 Northwood CDD	\$50.00
Saturday, September 13, 2025	4:25 pm	Invoice #000076: Monthly subscription Drama Kids FL	\$325.00
Sunday, September 14, 2025	4:57 pm	Invoice #000077: Tennis Court Rental Subscription Northwood CDD	\$300.00
Tuesday, September 16, 2025	4:35 pm	Clubhouse Reserved: November 22 2025 Northwood CDD	\$500.00
Tuesday, September 16, 2025	6:54 pm	Into the Light 8 hours of rental time Northwood CDD	\$150.00
Wednesday, September 17, 2025	2:11 pm	Clubhouse Reserved: November 8 2025 Northwood CDD	\$625.00
Monday, September 22, 2025	11:39 am	Refund of Security Deposit (Clubhouse) Rental Date: September 21 2025	(\$200.00)

Jen Lavelle, Onsite Manager
Northwood CDD

Square Transactions
September FY25

Monday, September 22, 2025	11:42 am	Refund of Non-Resident Pool Cabana Rental September 20 2025 (<i>pool closed for maintenance</i>)	(\$150.00)
Monday, September 22, 2025	11:42 am	Refund of Non-Resident Security Deposit Rental Date: September 20 2025	(\$500.00)
Tuesday, September 23, 2025	7:40 am	Clubhouse Reserved: October 11 2025 Northwood CDD	\$500.00
Monday, September 29, 2025	4:16 pm	Refund of Security Deposit (Clubhouse) Rental Date: September 28 2025	(\$200.00)
Tuesday, September 30, 2025	11:45 am	Clubhouse Reserved: October 12 2025 Northwood CDD	\$500.00

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

September 2025

RENTALS

NAME	PHONE	RESIDENT	RENTAL DATE	TIME	PAID
Teresa	████████	YES	09/06 Clubhouse	2PM-8PM	YES
Sonia	████████	YES	09/13 Clubhouse	5PM-11PM	YES
Eritrea	████████	YES	09/14/25 Pool Cabana	12PM-4PM	YES
Paula	████████	NO	09/20/25 Clubhouse	11AM-5PM	YES
Miriam	████████	YES	09/21/25 Clubhouse	4PM-10PM	YES
Toni	████████	NO	09/27/25 Clubhouse	12PM-6PM	YES
Meribel	████████	YES	09/28/25 Clubhouse	12PM-6PM	YES

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28 Clubhouse Reserved: 9am - Tennis Lessons 5:30pm - Tennis Lessons	29 5pm - Martial Arts	30	1 Recycle Day @ Northwood 8am - OLM Inspection 4pm - Drama Kids FL 4pm - Tennis Lessons	2 5pm - Martial Arts 7:30pm - Tennis Lessons 8pm - Bible Study Group	3 12:30pm - Into the Light	4
5 9am - Tennis Lessons 5:30pm - Tennis Lessons	6 5pm - Martial Arts	7 4pm - Tennis Lessons	8 Recycle Day @ Northwood 4pm - Drama Kids FL 4pm - Tennis Lessons	9 5pm - Martial Arts 7:30pm - Tennis Lessons 8pm - Bible Study Group	10 12:30pm - Into the Light	11 Clubhouse Reserved: GARAGE SALE
12 Clubhouse Reserved: 9am - Tennis Lessons 5:30pm - Tennis Lessons	13 Columbus Day 5pm - Martial Arts	14 12:30pm - Landscape ? 12:30pm - Landscape 4pm - Tennis Lessons 7pm - HOA Committee	15 Recycle Day @ Northwood 4pm - Drama Kids FL 4pm - Tennis Lessons	16 5pm - Martial Arts 8pm - Bible Study Group	17 12:30pm - Into the Light	18 Clubhouse Reserved:
19 COOKIE DECORATING 9am - Tennis Lessons 4pm - Tennis Lessons	20 9am - County 5pm - Martial Arts 6:30pm - CDD Monthly	21 4pm - Tennis Lessons 6:30pm - HOA - DRB	22 Recycle Day @ Northwood 4pm - Drama Kids FL 4pm - Tennis Lessons	23 5pm - Martial Arts 8pm - Bible Study Group	24 12:30pm - Into the Light	25 Clubhouse Reserved: 1pm - Fall Festival
26 Girl Scouts 9am - Tennis Lessons 4pm - Tennis Lessons	27 5pm - Martial Arts	28 4pm - Tennis Lessons 6:30pm - HOA Monthly	29 Recycle Day @ Northwood 4pm - Drama Kids FL 4pm - Tennis Lessons	30 5pm - Martial Arts 8pm - Bible Study Group	31 Halloween 12:30pm - Into the Light	1 Clubhouse Reserved: 16

Incident Report

Date of Report: September 16, 2025

Time of Incident: 11:00 AM

Location: Pool Area (Water observed at pool gate)

Description of Incident

At approximately 11:00 AM on September 16, 2025, water was observed gushing from the pool gate area. Upon further investigation, the water was determined to be coming from the grid tank.

I notified Vlad, the pool technician, who responded quickly and shut off the water valve. Vlad discovered that the circulation pump was not working.

I then contacted A-Quality Pools and GPS Pools for same-day evaluation.

- A-Quality Pools arrived at 12:00 PM, inspected the pump, and stated they would provide a quote for replacing the pump motor as well as a quote for a new pump.
- GPS Pools arrived at 2:30 PM, evaluated the pump, and plan to return tomorrow morning to check the wiring. They believe the issue may be due to a loose connection and not necessarily the motor itself.

Because the water is not being properly circulated, the pool will be closed at the end of the day today until further notice.

Timeline of Events

- **11:00 AM** – Water observed gushing from pool gate area; traced to grid tank.
- **11:05 AM** – Vlad notified and arrived on site; shut off water valve.
- **11:15 AM** – Circulation pump confirmed not operating.
- **12:00 PM** – A-Quality Pools evaluated pump; will send quotes for motor replacement and full pump replacement.

- **2:30 PM** – GPS Pools evaluated pump; will return tomorrow to inspect wiring.
 - **End of Day** – Pool to be closed due to lack of proper circulation.
-

Current Status

- Water leak stopped; area secured.
 - Awaiting quotes from A-Quality Pools.
 - GPS Pools returning tomorrow for wiring diagnostics.
 - Pool is closed end of day September 16, 2025 until further notice.
 - Pool closure signs were posted and I made a courtesy FYI post on social media.
-

Prepared by:

Jen Lavelle, Onsite Manager

A-QUALITY POOL SERVICE

3940 Trump Pl.
Zephyrhills, FL. 33542
Phone (813) 453-5988
Fax (813) 936-4852
License - CPC1457935
info@a-qualitypools.net
www.a-qualitypools.net



QUOTATION

Quote Number: 4744
Prepared On: 9/22/2025
Prepared By: Jake G
Valid Until: 10/12/2025

Customer

Northwood Pool
27248 Big Sur Drive
Wesley Chapel, FL 33543
(813) 270-9107

Overview

Removal of existing Motor

Take Motor to Motor Shop for Assessment

Install of Motor After Repair

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Removal, Transport, and Reinstall of Recirculation Motor	\$600.00	\$600.00
	* Cost does not include repair. * Motor repair cost will be determined by motor shop		
	Parts Total		\$600.00
	Installation Labor Total		\$0.00
	Subtotal		\$600.00
	Price quoted includes all applicable tax and labor. Total payment with options listed below.		

Payments Due (\$600.00 + applicable fees)

\$600.00 + applicable fees **due Upon Job Completion**

Payment by Check Mailed

Total \$600.00

Please note that on some installations there may be unforeseen issues that would require additional parts or labor time. While our estimates would usually account for all parts and labor required to complete a job, in some instances there may be additional parts or labor time required that could not have been detected until the work has begun. We will quote you separately in the event that an issue, while rare, should occur.

This Quote is not an Invoice. Pricing listed above is not finalized until a formal Invoice is provided.

Estimate

Date	Estimate #
9/17/2025	Pump

Name / Address
Northwood CDD 27248 Big Sur Dr. Wesley Chapel, FL 33544 813-724-0140

Project

Description	
Install / Labor: The minimum service rate is 1 hour and does not include supplies.	
10 HP Motor removed and impeller taken from old pump and put on new pump, diffuser will be reused, new motor and parts with seal kit installed at machine shop will be pressed and installed back at the property.	
	Subtotal \$4,999.00
	Sales Tax (7.0%) \$0.00
	Total \$4,999.00

A-QUALITY POOL SERVICE

3940 Trump Pl.
Zephyrhills, FL. 33542
Phone (813) 453-5988
Fax (813) 936-4852
License - CPC1457935
info@a-qualitypools.net
www.a-qualitypools.net



QUOTATION

Quote Number: 4736
Prepared On: 9/18/2025
Prepared By: Jake G
Valid Until: 10/8/2025

Customer

Northwood Pool
27248 Big Sur Drive
Wesley Chapel, FL 33543
(813) 270-9107

Overview

10hp Recirculation Pump

PVC Fittings

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	10hp 1ph EQ Pump*	\$14391.29	\$14391.29
1	6" SCH80 Flange Loose Ring	\$65.69	\$65.69
3	Flange 4" Van Stone Glass Filled Socket	\$73.33	\$219.99
1	Butterfly Valve PVC 4" PoolPro ASAHI	\$322.08	\$322.08
1	6"x4" Schedule 40 PVC Reducer Bushing LAsco	\$31.84	\$31.84
1	4" Schedule 40 Tee Fitting	\$33.30	\$33.30
1	4" Schedule 40 PVC Coupling Lasco	\$11.80	\$11.80
1	4" SCH40 PVC Pipe Extender Spears	\$68.67	\$68.67
1	PVC Pipe	\$45.00	\$45.00
	Field Shop Materials & Supplies		\$65.00

*** 2-year parts warranty with professional installation. 30-day installation warranty.

Parts Total	\$15254.66
Installation Labor Total	\$697.50
Subtotal	\$15952.16

Price quoted includes all applicable tax and labor. Total payment with options listed below.

Payments Due (\$15952.16 + applicable fees)

\$3988.04 + applicable fees **due Before Job Start**

Payment by Check Mailed

Total \$3988.04

\$11964.12 + applicable fees **due Upon Job Completion**

Payment by Check Mailed

Total \$11964.12

Please note that on some installations there may be unforeseen issues that would require additional parts or labor time. While our estimates would usually account for all parts and labor required to complete a job, in some instances there may be additional parts or labor time required that could not have been detected until the work has begun. We will quote you separately in the event that an issue, while rare, should occur.

This Quote is not an Invoice. Pricing listed above is not finalized until a formal Invoice is provided.



Holiday Lights 2025

From Jen Lavelle <northwood.manager@outlook.com>

Date Mon 2025-09-29 12:18 PM

To Newsome, Christina <christina.newsome@inframark.com>

Cc Tiffany Sullivan <tsullivan@greenacre.com>; Gersson Perez <president@northwoodpascohoa.com>

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Dear Supervisors,

The HOA Board has generously committed to sponsoring the holiday lights this year, allocating \$6,100 for lighting along Northwood Palms and \$1,850 for decorating the clubhouse, for a total contribution of \$8,000.

During their discussions, the Board also considered an alternative option: installing permanent track lighting at the clubhouse. Unlike seasonal décor, this upgrade would provide year-round lighting, enhancing both the clubhouse's curb appeal and its long-term value to the community. The total cost for the permanent lighting is \$9,120.

The HOA Board is prepared to contribute the same \$1,850 toward the clubhouse portion, leaving a balance of \$7,270. They are respectfully asking if the CDD would consider funding this difference. By partnering on this initiative, we can deliver a lasting improvement that reduces recurring seasonal expenses, creates a more welcoming environment, and strengthens the community's overall aesthetic appeal.

[@Newsome, Christina](#), will you please add this to the CDD agenda for October?

Warm Regards,

Jen Lavelle, On-Site Manager

Northwood CDD
27248 Big Sur Drive
Wesley Chapel, FL 33544
Office: (813) 991-1155
Cell: (813) 699-0719

"If you can't find the sunshine...BE the sunshine!"

RESOLUTION 2026-01

A BUDGET AMENDMENT AMENDING THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR FISCAL YEAR 2025

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Northwood Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2025, and

WHEREAS, the Board desires to *reallocate* funds budgeted to reappropriate General Funds approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective on this 20th day of October 2025 and be reflected in the monthly and Fiscal Year End 9/30/2025 Financial Statements and Audit Report of the District.

**Northwood Community
Development District**

By: _____

Chairman

Attest:

By: _____
Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ 15,000	\$ -	\$ 15,000	\$ 25,962	\$ 10,962
Room Rentals	20,000	-	20,000	200	(19,800)
Interest - Tax Collector	-	-	-	743	743
Special Assmnts- Tax Collector	749,913	-	749,913	757,310	7,397
Other Miscellaneous Revenues	-	-	-	24,217	24,217
TOTAL REVENUES	784,913	-	784,913	808,432	23,519
EXPENDITURES					
<u>Administration</u>					
Supervisor Fees	12,000	-	12,000	11,772	228
District Counsel	5,000	-	5,000	3,770	1,230
District Engineer	5,000	-	5,000	7,399	(2,399)
District Manager	65,000	(5,000)	60,000	78,098	(18,098)
Auditing Services	6,000	-	6,000	7,500	(1,500)
Onsite Staff	80,000	(5,000)	75,000	88,071	(13,071)
Postage, Phone, Faxes, Copies	-	-	-	1,365	(1,365)
Insurance - General Liability	4,000	-	4,000	3,993	7
Public Officials Insurance	5,000	-	5,000	4,998	2
Insurance -Property & Casualty	16,000	-	16,000	15,998	2
Insurance - Crime	300	-	300	-	300
Legal Advertising	2,000	-	2,000	1,914	86
Bank Fees	100	-	100	11	89
Dues, Licenses, Subscriptions	3,000	3,000	6,000	5,662	338
Total Administration	203,400	(7,000)	196,400	230,551	(34,151)
<u>Electric Utility Services</u>					
Utility - Electric	-	-	-	9,274	(9,274)
Total Electric Utility Services	-	-	-	9,274	(9,274)
<u>Utility Services</u>					
Amenity Internet	11,700	-	11,700	8,235	3,465
Water/Waste	6,700	-	6,700	6,869	(169)
Utility - Electric	108,000	-	108,000	102,041	5,959
Garbage Collection	155,000	-	155,000	142,844	12,156
Total Utility Services	281,400	-	281,400	259,989	21,411
<u>Garbage/Solid Waste Services</u>					
Garbage Collection	-	13,000	13,000	13,160	(160)
Total Garbage/Solid Waste Services	-	13,000	13,000	13,160	(160)
<u>Water-Sewer Comb Services</u>					

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Water/Waste	-	-	-	311	(311)
Total Water-Sewer Comb Services	-	-	-	311	(311)
<u>Other Physical Environment</u>					
Contracts-Landscape Consultant	4,680	-	4,680	4,290	390
Contracts - Landscape	72,000	21,000	93,000	93,599	(599)
R&M-Other Landscape	20,000	47,000	67,000	67,749	(749)
Aquatic Maintenance	19,008	-	19,008	20,965	(1,957)
R&M-Pools	-	-	-	698	(698)
Landscape - Mulch	15,000	(15,000)	-	-	-
Maintenance & Repairs	2,000	-	2,000	460	1,540
Irrigation Maintenance	3,000	4,000	7,000	7,160	(160)
Misc-Property Taxes	-	-	-	987	(987)
Miscellaneous Expenses	-	2,500	2,500	2,500	-
Reserve - Undesignated	84,325	-	84,325	7,800	76,525
Total Other Physical Environment	220,013	59,500	279,513	206,208	73,305
<u>Parks and Recreation</u>					
Security Patrol Services	15,000	6,000	21,000	21,564	(564)
Pest Control	1,100	-	1,100	210	890
Onsite Staff	-	6,000	6,000	6,314	(314)
Janitorial Services	5,000	(5,000)	-	-	-
Amenity Internet	-	-	-	783	(783)
R&M-Clubhouse	5,000	-	5,000	2,429	2,571
R&M-Pools	15,000	-	15,000	13,576	1,424
Pool Furniture repair & replacement	4,000	-	4,000	-	4,000
Landscape Maintenance	-	-	-	6,921	(6,921)
Recreation / Park Facility Maintenance	2,000	-	2,000	2,493	(493)
Security System Monitoring & Maint.	8,000	3,500	11,500	11,498	2
Pavement/Signage/Wall Repairs	5,000	(5,000)	-	-	-
Holiday Decoration	10,000	1,000	11,000	11,000	-
Special Events	4,000	2,000	6,000	6,230	(230)
Community Enhancement Projects	3,000	(3,000)	-	-	-
Op Supplies - Clubhouse	3,000	-	3,000	1,529	1,471
Total Parks and Recreation	80,100	5,500	85,600	84,547	1,053
TOTAL EXPENDITURES	784,913	71,000	855,913	804,040	51,873
Excess (deficiency) of revenues					
Over (under) expenditures	-	(71,000)	(71,000)	4,392	75,392
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	-		-	-	-

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL FINANCING SOURCES (USES)	-	-	-	-	-
Net change in fund balance	-	(71,000)	(71,000)	4,392	75,392
FUND BALANCE, BEGINNING (OCT 1, 2024)	770,907	-	770,907	770,907	-
FUND BALANCE, ENDING	\$ 770,907	\$ (71,000)	\$ 699,907	\$ 775,299	\$ 75,392

**MINUTES OF MEETING
NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The Budget Public Hearing and regular meeting of the Board of Supervisors of Northwood Community Development District was held on Monday, July 21, 2025, at 6:30 p.m. at the Northwood Clubhouse located at 27248 Big Sur Drive, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

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

Also present were:

Christina Newsome	District Manager
Jen Lavelle	On-Site Manager
Jesse Thomas	Nicholas Landscape

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

A Resident on Sea Breeze raised concerns regarding landscape mowers damaging sprinklers. The Board advised that, since the sprinkler is located within the CDD easement, it will not be repaired by the Board and must be relocated to the homeowner's property line. The Clubhouse Manager will photograph the area for documentation.

THIRD ORDER OF BUSINESS

Review of FY 2025 Budget to Date

The Board reviewed the FY 2025 Budget to Date.

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of the Fiscal Year 2026 Final Budget

A. Open Public Hearing

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, the Public Hearing on the Adoption of the Fiscal Year 2026 Final Budget was opened. (5-0)

There were no comments or questions from the public.

July 21, 2025

NORTHWOOD CDD

B. Consideration of Resolution 2025-04; Adopting Fiscal Year 2026 Final Budget

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, Resolution 2025-04; Adopting the Fiscal Year 2026 Final Budget was adopted. (5-0)

C. Close Public Hearing

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, the Public Hearing on the Adoption of the Fiscal Year 2026 Final Budget was closed. (5-0)

FIFTH ORDER OF BUSINESS

Public Hearing on Levying O&M Assessments

A. Open Public Hearing

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, the Public Hearing on Levying O&M Assessments was opened. (5-0)

There were no comments or questions from the public.

B. Consideration of Resolution 2025-05; Levying O&M Assessments

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, Resolution 2025-05; Levying O&M Assessments, was adopted. (5-0)

C. Close Public Hearing

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, the Public Hearing Levying O&M Assessments was closed. (5-0)

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

- Counsel reviewed and approved the letter to the Commissioner regarding the acquisition of the island deeds. Revisions were received, and the letter will be updated accordingly.\

B. District Manager

Ms. Newsome presented the report and addressed all Board questions. The Board requested an itemized breakdown of the proposal. It was noted that the pool permit has been approved. The Board approved a not-to-exceed (NTE) amount of \$300 for the purchase of pens and pads for the clubhouse.

On MOTION by Ms. Cruz seconded by Mr. Quigley, with all in favor, the Spearem proposal for \$450.00 with the work to be completed by August 10, 2025, was approved. 5-0

July 21, 2025

NORTHWOOD CDD

- Discussion ensued regarding the resident who damaged the tree on CDD property, they will be given a chance to rectify.

i. Onsite Manager's Report

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

ii. OLM Report

The Board reviewed and discussed the OLM Report.

iii. Aquatic Weed Control Service Report

The Board reviewed the report, a copy of which was included in the Agenda Package.

C. District Engineer

There being no report, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Old Business Items

A. Infrastructure Advisory Group

- i. Discussion on W.C. Sherrill and Company, LLC Surveying, Mapping Consulting Sketch Proposal

B. Infrastructure Update

- The project is currently 60% complete, with additional sketches to be presented at the August meeting. The next step will be to initiate the request for bids from vendors to complete the work.
- During the infrastructure update, the Board discussed the letter to the Commissioner and the legal descriptions required to accompany it. The proposal will cost \$500 per description.

On MOTION by Ms. Cruz seconded by Mr. Quigley, with all in favor, the proposal for five legal descriptions to be created not to exceed \$2,500.00, was approved. 5-0

EIGHTH ORDER OF BUSINESS

New Business Items

A. Consideration of Resolution 2025-06; Adopting Fiscal Year 2026 Meeting Schedule

On MOTION by Ms. Cruz seconded by Mr. Quigley, with all in favor, Resolution 2025-06; Adopting Fiscal Year 2026 Meeting Schedule, was adopted. 5-0

B. General Matters of the District

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of June 16, 2025, Regular Meeting (To Be Sent Under Separate Cover)

B. Review of the Financials and Approval of the Check Register as of June 30, 2025

This item was tabled.

119 **TENTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and
Comments**

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

- 122 • Ms. Kilpatrick inquired about the reserve study pages being added to the agenda
- 123 • Ms. Cruz commented on no payment should be approved for Inframark until the credit is applied.
- 124 • Mr. Quigley inquired about the risk management clause from Decision HR and what the hour requirement
- 125 is for part- and full-time employees.

126 **ELEVENTH ORDER OF BUSINESS**

Audience Comments

127 The audience made comments regarding the following:

- 128 • SBA Loan Process

129 **TWELTH ORDER OF BUSINESS**

Adjournment

130 There being no further business.

132 On MOTION by Ms. Cruz seconded by Mr. Quigley, with all in
133 favor, the meeting was adjourned at 8:34pm. 4-0

135 _____
136 Christina Newsome
137 District Manager

Barbara Cruz
Chairperson

**MINUTES OF MEETING
NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Northwood Community Development District was held on Monday, August 18, 2025, at 6:30 p.m. at the Northwood Clubhouse located at 27248 Big Sur Drive, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

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

Also present were:

Christina Newsome	District Manager
Jen Lavelle	On-Site Manager

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**
Ms. Newsome called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**
There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Review of FY 2025 Budget to Date**
The Board reviewed the FY 2025 Budget to Date.

FOURTH ORDER OF BUSINESS **Business Items**

A. District Counsel

- Ms. Newsome informed the Board that counsel has reviewed and approved the easement encroachment letter to be sent to residents impacted by the wall project. The Board agreed that residents will have 90 days to remove personal items.

B. District Manager

- Ms. Newsome provided an update on the SBA Loan and will work with the Chair to contact SBA and update the account information.
- The Board also discussed funding options for the wall project, including setting aside dividends from the money market account.

i. Onsite Manager's Report

Ms. Lavelle reviewed the Onsite Manager's Report, which was included in the agenda package, and

August 18, 2025

NORTHWOOD CDD

answered any questions from the Board.

- The Board reviewed the LMP proposal for tree trimming at a cost of \$54 per tree. The proposal was tabled and will be reconsidered in November.

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, the Truly Nolen proposal for snake repellent for the clubhouse not to exceed \$375.00, was approved. (5-0)

ii. OLM Report

The Board reviewed and discussed the OLM Report.

iii. Aquatic Weed Control Service Report

The Board reviewed the report, a copy of which was included in the Agenda Package.

C. District Engineer

There being no report, the next order of business followed.

FIFTH ORDER OF BUSINESS

Old Business Items

A. Infrastructure Advisory Group

- i. Discussion on Easements

B. Infrastructure Update

- During the infrastructure update, the Board was informed that legal descriptions are required for certain parcels of land. WC Sherrill will provide the descriptions for \$400 per parcel.

SIXTH ORDER OF BUSINESS

New Business Items

A. Consideration of Resolution 2025-07; Adopting Fiscal Year 2026 Goals and Objectives

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, Resolution 2025-07; Adopting Fiscal Year 2026 Goals and Objectives, was adopted. (5-0)

B. Consideration of Florida Insurance Alliance Renewal for Fiscal Year 2026

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, the Florida Insurance Alliance Renewal for Fiscal Year 2026, was approved. (5-0)

C. Review of the 2nd Quarterly Website Compliance Audit Report

- The Board reviewed and accepted the 2nd Quarter Website Compliance Audit Report.

D. General Matters of the District

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Review of the Financials and Approval of the Check Register as of July 31, 2025

On MOTION by Mr. Quigley, seconded by Ms. Cruz, with all in favor, the Consent Agenda was approved. (5-0)

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

The Board of Supervisors made the following comments/requests:

- ADA compliance on the District website.
- Vendor renting the tennis courts and the pricing and schedule change.

NINTH ORDER OF BUSINESS**Audience Comments**

- The Board received comments regarding off-duty patrols, community speed limits, vehicles blocking sidewalks, and broken community signs (some of which will be replaced during the wall project). Additional discussions included FHP traffic and parking enforcement for vehicles blocking sidewalks.

TENTH ORDER OF BUSINESS**Adjournment**

There being no further business.

On MOTION by Ms. Cruz seconded by Mr. Perez, with all in favor, the meeting was adjourned at 8:03pm. 4-0

Christina Newsome
District Manager

Barbara Cruz
Chairperson

**MINUTES OF MEETING
NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Northwood Community Development District was held on Monday, September 15, 2025, at 6:30 p.m. at the Northwood Clubhouse located at 27248 Big Sur Drive, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Barbara Cruz	Chairperson
Gersson Perez	Vice Chairperson
Brian Quigley	Assistant Secretary
Brian Munari	Assistant Secretary (via phone)

Also present were:

Christina Newsome	District Manager
Tonja Stewart	District Engineer
Jen Lavelle	On-Site Manager

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There were no Audience Comments.

THIRD ORDER OF BUSINESS

Review of FY 2025 Budget

The Board reviewed the FY 2025 Budget to Date.

FOURTH ORDER OF BUSINESS

Staff Reports

D. District Engineer

i. Review and Discussion of Change Order for 2025 District Engineering Services

- Ms. Stewart discussed the Change Order for 2025 District Engineering Services. There will be a change order for \$3,500 for the current FY, bringing the total for District Engineer services to \$5,254.50. A paid in full invoice will be submitted for the additional amount.

FIFTH ORDER OF BUSINESS

Business Matters

D. Infrastructure Update

i. Infrastructure Advisory Group Agenda

- Ms. Stewart also discussed the infrastructure project and talked about the grand oak tree that was destroyed by the resident along the blvd. This should be addressed bwtm the CDD and resident.

September 15, 2025

NORTHWOOD CDD

The Board requests a proposal from LMP for removal of tree and stump grinding.

- Ms. Stewart will also review the area along the 1400 block discussing adding additional parking spaces to the kids park, parameters for acquisition will be investigated.

FOURTH ORDER OF BUSINESS

Staff Reports (continued)

A. Aquatic Weed Control Service Report

- The Board reviewed the aquatics report and mentioned missing pond photos and also repeat pictures. The board requests they be there in person at the next meeting.

B. Landscape Report

- The board ratified the tree trimming proposal for \$910.
- Discussion of adding flowers to the annual beds for the holidays season since the CDD will not be doing holiday lighting this year and did a one-time courtesy district tree trim instead. Other holiday decor options were discussed as well.

C. OLM Report

- The Board reviewed and discussed the OLM Report.

D. District Engineer

- Previously addressed.

E. District Counsel

i. Review of Easement Encroachment Letter to Residents

- No Report

F. District Manager

- Ms. Newsome discussed the Easement Encroachment Letter to Residents and the timeframe to remove items was discussed in order to give residents as much time as possible to remove items prior to the start of the enhancement project.

G. Onsite Manager

- Ms. Lavelle present her report and discussed items at length with the Board.
 - Pool report was given to the Board, they were informed that there are some pipe concerns and a pool report can be done at a cost of \$200 as it will be handled by a different vendor, Cleartech. The Board requested additional quotes on repairs to review at the next meeting.

FIFTH ORDER OF BUSINESS**Business Matters (continued)****A. Consideration of Employee Holiday Policy**

Employee Holiday Policy was discussed by the Board.

Motion to amend policy for the clubhouse to be closed for 9 federal holidays, the pool will remain open during those days. 1BC 2BQ 4-0

On MOTION by Ms. Cruz seconded by Mr. Quigley, with all in favor, to add the day after Thanksgiving to the holiday pay, to a maximum of 40 hours was approved. (4-0)

On MOTION by Ms. Cruz seconded by Mr. Quigley, with all in favor, to amend policy for the clubhouse to be closed for nine (9) Federal holiday, with pool remaining open during those days was approved. (4-0)

B. Discussion of Internet Phone Provider

Discussion ensued regarding the change in Internet service provider; the Board passed along their appreciation for all Mr. Quigley's research on this topic.

C. Discussion on Waste Connections

This topic is tabled to the next meeting.

D. Infrastructure Update

Previously addressed.

i. Infrastructure Advisory Group Agenda

The Board reviewed Advisory Group agenda and the Board requests a breakdown of hourly charges.

On MOTION by Mr. Perez seconded by Ms. Cruz, with all in favor, to add five (5) more billing hours for Nichols Landscape to continue process with a not to exceed of \$1,000 was approved. (4-0)

ii. Project Timeline Update

Updated timeline was reviewed by Board.

iii. Beck Pzior Engineering PLLC Enhancement Project Proposal

Beck Pzior Engineering PLLC ("Beck Pzior") Enhancement Project Proposal was reviewed.

September 15, 2025

NORTHWOOD CDD

On MOTION by Mr. Perez seconded by Mr. Quigley, with all in favor, the proposal for wall signs and monuments in the amount of \$7,500 was approved. (4-0)

iv. Structural Engineer sent to BPE July 14, 2025

Mr. Perez informed the Board that there are two vendors who are showing interest in the parking lot enhancement and he will provide updates on this as they come in. He also informed the Board that the Advisory Group suggests refresh and paint the clubhouse and roof, and to add a shade structure to pool area which will match the new aesthetic and modernize the facility.

E. General Matters of the District

None.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meetings held July 21, 2025 and August 18, 2025

B. Consideration of August 31, 2025 Financial Statements and Check Register

The Board requested personal information be redacted from the check register.

On MOTION by Mr. Quigley, seconded by Mr. Perez, with all in favor, the Consent Agenda item B was approved.
(4-0)

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business.

On MOTION by Mr. Quigley seconded by Ms. Cruz, with all in favor, the meeting was adjourned at 9:06 p.m. 4-0

Christina Newsome
District Manager

Barbara Cruz
Chairperson

Northwood Community Development District

Financial Statements
(Unaudited)

Period Ending
September 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 September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL		GENERAL	
	FUND		FIXED ASSETS	TOTAL
	FUND		FUND	
<u>ASSETS</u>				
Cash In Bank	\$ 55,930	\$ -	\$	55,930
Cash In Bank	206,912	-		206,912
Cash In Bank	94,195	-		94,195
Investments:				
Money Market Account	127,820	-		127,820
SBA Account	307,416	-		307,416
Prepaid Items	100	-		100
Deposits - Electric	1,900	-		1,900
Fixed Assets				
Buildings	-	341,662		341,662
Improvements Other Than Buildings (IOTB)	-	7,679,714		7,679,714
Equipment and Furniture	-	59,796		59,796
Construction Work In Process	-	100,984		100,984
Bond Issuance Cost	-	204,770		204,770
TOTAL ASSETS	\$ 794,273	\$ 8,386,926	\$	9,181,199
<u>LIABILITIES</u>				
Accounts Payable	\$ 17,940	\$ -	\$	17,940
Refundable Deposits	550	-		550
TOTAL LIABILITIES	18,490	-		18,490
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	100	-		100
Unassigned:	775,683	8,386,926		9,162,609
TOTAL FUND BALANCES	775,783	8,386,926		9,162,709
TOTAL LIABILITIES & FUND BALANCES	\$ 794,273	\$ 8,386,926	\$	9,181,199

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
<u>REVENUES</u>				
Interest - Investments	\$ 15,000	\$ 28,197	\$ 13,197	187.98%
Room Rentals	20,000	200	(19,800)	1.00%
Interest - Tax Collector	-	743	743	0.00%
Special Assmnts- Tax Collector	749,913	757,310	7,397	100.99%
Other Miscellaneous Revenues	-	24,217	24,217	0.00%
TOTAL REVENUES	784,913	810,667	25,754	103.28%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	11,772	228	98.10%
District Counsel	5,000	3,770	1,230	75.40%
District Engineer	5,000	7,399	(2,399)	147.98%
District Manager	65,000	78,098	(13,098)	120.15%
Auditing Services	6,000	7,500	(1,500)	125.00%
Onsite Staff	80,000	94,385	(14,385)	117.98%
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	1,993	7	99.65%
Bank Fees	100	38	62	38.00%
Dues, Licenses, Subscriptions	3,000	6,307	(3,307)	210.23%
Total Administration	203,400	236,251	(32,851)	116.15%
<u>Utility Services</u>				
Amenity Internet	11,700	10,449	1,251	89.31%
Water/Waste	6,700	7,426	(726)	110.84%
Utility - Electric	108,000	111,377	(3,377)	103.13%
Garbage Collection	155,000	155,829	(829)	100.53%
Total Utility Services	281,400	285,081	(3,681)	101.31%

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
<u>Other Physical Environment</u>				
Contracts-Landscape Consultant	4,680	4,290	390	91.67%
Contracts - Landscape	72,000	99,765	(27,765)	138.56%
R&M-Other Landscape	20,000	67,749	(47,749)	338.75%
Aquatic Maintenance	19,008	20,965	(1,957)	110.30%
Landscape - Mulch	15,000	-	15,000	0.00%
Maintenance & Repairs	2,000	460	1,540	23.00%
Irrigation Maintenance	3,000	7,915	(4,915)	263.83%
Misc-Property Taxes	-	987	(987)	0.00%
Reserve - Undesignated	84,325	10,300	74,025	12.21%
Total Other Physical Environment	220,013	212,431	7,582	96.55%
<u>Parks and Recreation</u>				
Security Patrol Services	15,000	23,064	(8,064)	153.76%
Pest Control	1,100	210	890	19.09%
Janitorial Services	5,000	-	5,000	0.00%
R&M-Clubhouse	5,000	2,429	2,571	48.58%
R&M-Pools	15,000	14,274	726	95.16%
Pool Furniture repair & replacement	4,000	-	4,000	0.00%
Recreation / Park Facility Maintenance	2,000	2,493	(493)	124.65%
Security System Monitoring & Maint.	8,000	10,521	(2,521)	131.51%
Pavement/Signage/Wall Repairs	5,000	-	5,000	0.00%
Holiday Decoration	10,000	11,000	(1,000)	110.00%
Special Events	4,000	6,230	(2,230)	155.75%
Community Enhancement Projects	3,000	-	3,000	0.00%
Op Supplies - Clubhouse	3,000	1,807	1,193	60.23%
Total Parks and Recreation	80,100	72,028	8,072	89.92%
TOTAL EXPENDITURES	784,913	805,791	(20,878)	102.66%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,876	4,876	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		770,907		
FUND BALANCE, ENDING		\$ 775,783		

Northwood CDD

46

Statement Date 09/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
09/09/2025		JE001043	Special Assmnts-Tax Collector	Tax Revenue-Delinquent	1,322.73	1,322.73	0.00
Total Deposits					1,322.73	1,322.73	0.00
Checks							
08/04/2025	Payment	100130	OLM, INC.	Inv: 45438	-390.00	-390.00	0.00
08/19/2025	Payment	1205	BARBARA CRUZ	Check for Vendor V00163	-200.00	-200.00	0.00
09/18/2025	Payment	DD259	BRIAN MUNARI-EFT	Payment of Invoice 002035	-200.00	-200.00	0.00
09/29/2025	Payment	DD260	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 002072	-220.87	-220.87	0.00
09/29/2025	Payment	DD261	DECISIONHR IX	Payment of Invoice 002058	-3,203.77	-3,203.77	0.00
09/29/2025	Payment	DD262	DECISIONHR IX	Payment of Invoice 002059	-3,110.37	-3,110.37	0.00
09/29/2025	Payment	DD263	FRONTIER COMMUNICATIONS	Payment of Invoice 002029	-154.09	-154.09	0.00
09/29/2025	Payment	DD264	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 002027	-23.49	-23.49	0.00
09/29/2025	Payment	DD265	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 002028	-33.17	-33.17	0.00
09/29/2025	Payment	DD266	TAMPA ELECTRIC COM	Payment of Invoice 002031	-18.74	-18.74	0.00
09/29/2025	Payment	DD267	TAMPA ELECTRIC COM	Payment of Invoice 002032	-32.73	-32.73	0.00
09/29/2025	Payment	DD268	TAMPA ELECTRIC COM	Payment of Invoice 002038	-9,222.08	-9,222.08	0.00
09/29/2025	Payment	DD269	WASTE CONNECTIONS	Payment of Invoice 002060	-50.00	-50.00	0.00
09/29/2025		JE001078	Dues, Licenses, Subscriptions	Bank adj CC payment	-304.56	-304.56	0.00
09/30/2025		JE001079	Op Supplies - Clubhouse	CK 100138	-277.80	-277.80	0.00
Total Checks					-17,441.67	-17,441.67	0.00
Adjustments							

Bank Account Statement

Northwood CDD

Bank Account No.

4066

Statement No.

09_25

Statement Date

09/30/2025

Total Adjustments

Outstanding Checks

08/11/2025	Payment	300108	PASCO COUNTY UTILITIES SERVICE	Inv: 22756822 ACH	-247.99
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Total Outstanding Checks	-247.99
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Outstanding Deposits

09/01/2025	JE001016	Reverse Bank recon adj	175.11
09/01/2025	JE001018	Reverse Bank recon	12,760.00
09/01/2025	JE001020	Reverse Bank recon adj	821.78

Total Outstanding Deposits	13,756.89
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Northwood CDD

48

Statement Date 09/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2025		JE001044	Interest - Investments	Interest Earned	405.74	405.74	0.00
Total Deposits					405.74	405.74	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Northwood CDD

Bank Account No. 4197
Statement No. 09_25

Statement Date 09/30/2025

G/L Account No. 101005 Balance	94,195.13	Statement Balance	120,270.39
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	94,195.13	Subtotal	120,270.39
Negative Adjustments	0.00	Outstanding Checks	-26,075.26
Ending G/L Balance	94,195.13	Ending Balance	94,195.13

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
08/11/2025		JE001011		Fund new BU Bank Account	175,000.00	175,000.00	0.00
08/11/2025		JE001014		Fund New BU Account	175,000.00	175,000.00	0.00
08/11/2025		JE001012		Reverse Bank Transfer	175,000.00	175,000.00	0.00
09/03/2025		JE001047	Dues, Licenses, Subscriptions	Deposit	280.00	280.00	0.00
Total Deposits					525,280.00	525,280.00	0.00
Checks							
							0.00
08/11/2025		JE001012		Reverse Bank Transfer	-175,000.00	-175,000.00	0.00
08/11/2025		JE001011		Fund new BU Bank Account	-175,000.00	-175,000.00	0.00
08/11/2025		JE001014		Fund New BU Account	-175,000.00	-175,000.00	0.00
09/04/2025	Payment	100000	LANDSCAPE MAINTENANCE	Inv: 348966, Inv: 349957	-11,715.69	-11,715.69	0.00
09/04/2025	Payment	100001	OLM, INC.	Inv: 45609	-390.00	-390.00	0.00
09/04/2025	Payment	100002	AQUATIC WEED CONTROL, INC.	Inv: 112462	-1,684.00	-1,684.00	0.00
09/04/2025	Payment	100003	FRANCISCO M MONSERRATE	Inv: 081825-, Inv: 082225-, Inv: 082125-, Inv: 082525-	-1,200.00	-1,200.00	0.00
09/04/2025	Payment	100004	INGENUITY POOL SERVICES LLC	Inv: 836	-800.00	-800.00	0.00
09/04/2025	Payment	100005	BIG DOG SERVICES LLC	Inv: 080125-	-150.00	-150.00	0.00
09/04/2025	Payment	100006	NICHOLS LANDSCAPE ARCHITECTURE	Inv: MN23-1.12	-10,176.71	-10,176.71	0.00
09/04/2025	Payment	100007	MR. ICE INC.	Inv: 10422	-150.00	-150.00	0.00
09/04/2025	Payment	100008	GPS POOLS	Inv: Extra Step	-214.99	-214.99	0.00
09/04/2025	Payment	100009	JAMES E. LA ROSE JR. 181	Inv: 072425-, Inv: 070125-, Inv: 071725-	-900.00	-900.00	0.00
09/08/2025	Payment	100010	LANDSCAPE MAINTENANCE	Inv: 352883	-754.76	-754.76	0.00
09/08/2025	Payment	100012	TRULY NOLEN OF AMERICA INC	Inv: 590294563	-70.00	-70.00	0.00
09/08/2025	Payment	100013	SPEAREM ENTERPRISES	Inv: 6258, Inv: 6259	-1,650.00	-1,650.00	0.00

Bank Account Statement

Northwood CDD

Bank Account No. 4197

Statement No. 09_25

Statement Date

09/30/2025

09/08/2025	Payment	100014	STRALEY ROBIN VERICKER	Inv: 27020	-305.00	-305.00	0.00
09/08/2025	Payment	100015	FRANCISCO M MONSERRATE	Inv: 082625-	-300.00	-300.00	0.00
09/08/2025	Payment	100016	BIG DOG SERVICES LLC	Inv: 090125-	-150.00	-150.00	0.00
09/08/2025	Payment	100017	JAMES E. LA ROSE JR. 181	Inv: 081525-, Inv: 080125-	-600.00	-600.00	0.00
09/08/2025	Payment	100018	BARBARA CRUZ	Inv: BC-081925	-92.90	-92.90	0.00
09/08/2025	Payment	100019	INGENUITY POOL SERVICES LLC	Inv: 851, Inv: 926	-1,011.00	-1,011.00	0.00
08/19/2025	Payment	300005	WASTE CONNECTIONS	Inv: 8367717W425 ACH	-12,760.00	-12,760.00	0.00
09/17/2025	Payment	1001	BARBARA CRUZ	Check for Vendor V00163	-200.00	-200.00	0.00
09/17/2025	Payment	1002	BRIAN QUIGLEY	Check for Vendor V00155	-200.00	-200.00	0.00
09/17/2025	Payment	1003	GERSSON G. PEREZ	Check for Vendor V00194	-200.00	-200.00	0.00
09/12/2025	Payment	100020	ADT SECURITY SERVICES	Inv: 082225-3626	-221.37	-221.37	0.00
09/12/2025	Payment	100021	LANDSCAPE MAINTENANCE	Inv: 356130	-6,166.04	-6,166.04	0.00
09/18/2025	Payment	100022	INFRAMARK LLC	Inv: 155300	-2,116.67	-2,116.67	0.00
09/17/2025	Payment	300015	FRONTIER COMMUNICATION S	Inv: 082625-5235-ACH	-528.50	-528.50	0.00
09/25/2025	Payment	300017	WASTE CONNECTIONS FRONTIER	Inv: 2008331W426 ACH	-174.99	-174.99	0.00
09/24/2025	Payment	300019	COMMUNICATION S	Inv: 090425-22-5 ACH	-99.99	-99.99	0.00
09/30/2025		JE001046	Bank Fees	Bank Fees	-27.00	-27.00	0.00
Total Checks					-580,009.61	-580,009.61	0.00

Adjustments

Total Adjustments

Outstanding Checks

09/04/2025	Payment	100138	KDC OUTFITTERS	Inv: 2882		-277.80
09/08/2025	Payment	100011	TAMPA BAY AREA	Inv: 44470-070625		-166.50
08/19/2025	Payment	300006	WASTE CONNECTIONS	Inv: 1988279W426 ACH		-175.11
09/18/2025	Payment	100023	TRULY NOLEN OF AMERICA INC	Inv: 590294708, Inv: 590292804		-140.00
09/25/2025	Payment	100139	INFRAMARK LLC FLORIDA	Inv: 142856		-5,416.67
09/26/2025	Payment	1004	MUNICIPAL INS TRUST	Check for Vendor V00026		-100.00
09/25/2025	Payment	100024	INFRAMARK LLC	Inv: 157185, Inv: 158158		-6,574.07
09/25/2025	Payment	100025	JASON GUNTER	Inv: 081225		-300.00
09/26/2025	Payment	100026	TRULY NOLEN OF AMERICA INC	Inv: 590292673		-116.00
09/26/2025	Payment	100027	GPS POOLS	Inv: JD LADDER		-697.91
09/26/2025	Payment	100028	NICHOLS LANDSCAPE ARCHITECTURE	Inv: MN23-1.8, Inv: MN23-1.13		-5,351.39

Bank Account Statement

Northwood CDD

Bank Account No.

4197

Statement No.

09_25

Statement Date

09/30/2025

09/26/2025	Payment	100029	INFRAMARK LLC	Inv: 159286	-207.47
09/26/2025	Payment	100030	W.C. SHERRILL AND COMPANY LLC	Inv: 33299	-2,500.00
09/26/2025	Payment	100031	BUSINESS OBSERVER INC	Inv: 25-01887P	-78.75
09/26/2025	Payment	100032	OLM, INC.	Inv: 45793	-390.00
09/26/2025	Payment	100033	AQUATIC WEED CONTROL, INC.	Inv: 113507	-1,684.00
09/26/2025	Payment	100034	FRANCISCO M MONSERRATE	Inv: 091625-, Inv: 092325-, Inv: 092425-, Inv: 092525-	-1,200.00
09/30/2025	Payment	100035	BUSINESS OBSERVER INC	Inv: 2-01978P	-78.75
09/30/2025	Payment	300024	BANK UNITED CC PMT	Inv: 093025-3194 ACH	-620.84
Total Outstanding Checks					-26,075.26

Outstanding Deposits

Total Outstanding Deposits

Northwood CDD

52

Statement Date 09/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2025		JE001082	Interest - Investments	Interest Earned	720.26	720.26	0.00
Total Deposits					720.26	720.26	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

>002468 7029724 0001 008229 10Z
 NORTHWOOD CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607

Statement Date: September 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 08/31/2025			\$58,540.42
Plus	1	Deposits and Other Credits	\$1,322.73
Less	15	Withdrawals, Checks, and Other Debits	\$17,441.67
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 09/30/2025			\$42,421.48

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
09/02/2025	CHECK #1205	\$200.00		\$58,340.42
09/02/2025	CHECK #100130	\$390.00		\$57,950.42
09/05/2025	WASTE CONNECTION WEB_PAY 03470703090325 NORTHWOOD CDD	\$50.00		\$57,900.42
09/05/2025	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,110.37		\$54,790.05
09/09/2025	FRONTIER COMMUNI BILL PAY 21316861991	\$154.09		\$54,635.96

Statement Date: September 30, 2025
Account Number: ***4066**

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	NORTHWOOD CDD			
09/10/2025	PASCOTAX TAX ACC 000000000024406 NORTHWOOD CDD		\$1,322.73	\$55,958.69
09/10/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$220.87		\$55,737.82
09/10/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$33.17		\$55,704.65
09/10/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$23.49		\$55,681.16
09/11/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$18.74		\$55,662.42
09/11/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$32.73		\$55,629.69
09/16/2025	CHECK #100138	\$277.80		\$55,351.89
09/19/2025	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,203.77		\$52,148.12
09/19/2025	NORTHWOOD CDD PAYMENTJNL PINETRE45	\$200.00		\$51,948.12
09/22/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$9,222.08		\$42,726.04
09/29/2025	BANKUNITED, N.A. BU CC PMT 043000092990304 NORTHWOOD COMMUNITY	\$304.56		\$42,421.48

Check Transactions

<i>Check #</i>	<i>Date</i>	<i>Amount</i>	<i>Check #</i>	<i>Date</i>	<i>Amount</i>	<i>Check #</i>	<i>Date</i>	<i>Amount</i>
1205	09/02	\$200.00	100130*	09/02	\$390.00	100138*	09/16	\$277.80

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

Statement Date: September 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>
08/31	\$58,540.42	09/09	\$54,635.96	09/16	\$55,351.89	09/29	\$42,421.48
09/02	\$57,950.42	09/10	\$55,681.16	09/19	\$51,948.12		
09/05	\$54,790.05	09/11	\$55,629.69	09/22	\$42,726.04		

Other Balances

Minimum Balance this Statement Period	\$42,421.48
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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: September 30, 2025

Account Number: *****4066

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

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

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

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

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

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

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

For Consumer Customers Only

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

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

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

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

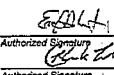
For Substitute Checks, if we take more than 10 business days to investigate and correct the error, we will recredit your consumer account for the amount of loss up to the lesser of \$2,500.00 (plus interest if your account earns interest) or the amount of the substitute check. If your account is new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



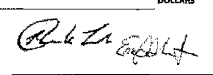
**Member
FDIC**

BankUnited, N.A.

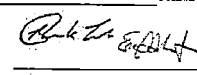
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NORTHWOOD CDD 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		BankUnited, N.A.	Check No. 1205 Date: 09/02/2025
****TWO HUNDRED AND 0/100 DOLLARS		Amount \$*****200.00	
PAY TO THE ORDER OF	BARBARA CRUZ 29204 SEA BREEZE WAY REIMS WESLEY CHAPEL, FL 33544		
		Authorized Signature 	
⑈ 1205 ⑆ ⑆ 267090594 ⑆ 9856244066 ⑆			

#1205 09/02/2025 \$200.00

NORTHWOOD CDD 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		BankUnited 1895 University Drive Coral Springs, FL 33065	100130 DATE: 08/04/2025
PAY TO THE ORDER OF OLM, INC. Three Hundred Ninety Dollars and Zero Cents		\$ 390.00 DOLLARS	
memo: Inc-45428			
⑈ 100130 ⑆ ⑆ 267090594 ⑆ 9856244066 ⑆			

#100130 09/02/2025 \$390.00

NORTHWOOD CDD 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		BankUnited 1895 University Drive Coral Springs, FL 33065	100138 DATE: 09/04/2025
PAY TO THE ORDER OF KDC OUTFITTERS Two Hundred Seventy-Seven Dollars and Eighty Cents		\$ 277.80 DOLLARS	
memo: Inc-7862			
⑈ 100138 ⑆ ⑆ 267090594 ⑆ 9856244066 ⑆			

#100138 09/16/2025 \$277.80



BankUnited

We appreciate your business.

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

>000921 7027873 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

Statement Date: September 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 08/31/2025			\$127,414.00
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	\$405.74
Statement Balance as of 09/30/2025			\$127,819.74

Interest Summary

Interest Paid this Statement Period	\$405.74
Interest Paid Year to Date	\$3,747.71

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
09/30/2025	Interest Paid		\$405.74	\$127,819.74

Statement Date: September 30, 2025

Account Number: *****4139

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
08/31	\$127,414.00	09/30	\$127,819.74

Other Balances

Minimum Balance this Statement Period	\$127,414.00
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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: September 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.

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





BankUnited

We appreciate your business.

>000170 7027879 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

Statement Date: September 30, 2025

Account Number: *****4197

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 FUNDS BUSINESS CHECKING Account *****4197

Account Summary

Statement Balance as of 08/31/2025			\$175,000.00
Plus	1	Deposits and Other Credits	\$280.00
Less	29	Withdrawals, Checks, and Other Debits	\$54,982.61
Less		Service Charge	\$27.00
Plus		Interest Paid	\$0.00
Statement Balance as of 09/30/2025			\$120,270.39

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
09/03/2025	Customer Deposit		\$280.00	\$175,280.00
09/15/2025	CHECK #100004	\$800.00		\$174,480.00
09/15/2025	CHECK #100005	\$150.00		\$174,330.00
09/15/2025	CHECK #100009	\$900.00		\$173,430.00
09/16/2025	CHECK #100002	\$1,684.00		\$171,746.00
09/16/2025	CHECK #100014	\$305.00		\$171,441.00
09/16/2025	CHECK #100017	\$600.00		\$170,841.00
09/16/2025	CHECK #100019	\$1,011.00		\$169,830.00
09/17/2025	CHECK #100007	\$150.00		\$169,680.00
09/17/2025	CHECK #100013	\$1,650.00		\$168,030.00

Statement Date: September 30, 2025

Account Number: *****4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
09/18/2025	CHECK #100000	\$11,715.69		\$156,314.31
09/18/2025	CHECK #100003	\$1,200.00		\$155,114.31
09/18/2025	CHECK #100006	\$10,176.71		\$144,937.60
09/18/2025	CHECK #100008	\$214.99		\$144,722.61
09/18/2025	CHECK #100010	\$754.76		\$143,967.85
09/18/2025	CHECK #100015	\$300.00		\$143,667.85
09/18/2025	CHECK #100018	\$92.90		\$143,574.95
09/22/2025	FRONTIER COMMUNI BILL PAY 21345350121 BANKUNITED NORTHWOOD C	\$528.50		\$143,046.45
09/23/2025	CHECK #1001	\$200.00		\$142,846.45
09/23/2025	CHECK #1003	\$200.00		\$142,646.45
09/24/2025	WASTE CONNECTION WEB_PAY 03983998092325 BANK UNITED NORTHWOOD	\$174.99		\$142,471.46
09/24/2025	WASTE CONNECTION WEB_PAY 03985280092325 BANK UNITED NORTHWOOD	\$12,760.00		\$129,711.46
09/24/2025	CHECK #100016	\$150.00		\$129,561.46
09/25/2025	CHECK #100020	\$221.37		\$129,340.09
09/25/2025	CHECK #100022	\$2,116.67		\$127,223.42
09/26/2025	CHECK #100012	\$70.00		\$127,153.42
09/29/2025	CHECK #1002	\$200.00		\$126,953.42
09/30/2025	CHECK #100001	\$390.00		\$126,563.42
09/30/2025	CHECK #100021	\$6,166.04		\$120,397.38
09/30/2025	FRONTIER COMMUNI BILL PAY 21371150241 BANKUNITED NORTHWOOD C	\$99.99		\$120,297.39
09/30/2025	Service Charge	\$27.00		\$120,270.39

Check Transactions

Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
1001	09/23	\$200.00	100005	09/15	\$150.00	100014	09/16	\$305.00
1002	09/29	\$200.00	100006	09/18	\$10,176.71	100015	09/18	\$300.00
1003	09/23	\$200.00	100007	09/17	\$150.00	100016	09/24	\$150.00
100000*	09/18	\$11,715.69	100008	09/18	\$214.99	100017	09/16	\$600.00
100001	09/30	\$390.00	100009	09/15	\$900.00	100018	09/18	\$92.90
100002	09/16	\$1,684.00	100010	09/18	\$754.76	100019	09/16	\$1,011.00
100003	09/18	\$1,200.00	100012*	09/26	\$70.00	100020	09/25	\$221.37
100004	09/15	\$800.00	100013	09/17	\$1,650.00	100021	09/30	\$6,166.04

Statement Date: September 30, 2025

Account Number: *****4197

Check #	Date	Amount
100022	09/25	\$2,116.67

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

Balances by Date

Date	Balance	Date	Balance	Date	Balance	Date	Balance
08/31	\$175,000.00	09/17	\$168,030.00	09/24	\$129,561.46	09/30	\$120,270.39
09/03	\$175,280.00	09/18	\$143,574.95	09/25	\$127,223.42		
09/15	\$173,430.00	09/22	\$143,046.45	09/26	\$127,153.42		
09/16	\$169,830.00	09/23	\$142,646.45	09/29	\$126,953.42		

Other Balances

Minimum Balance this Statement Period	\$120,270.39
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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: September 30, 2025

Account Number: *****4197

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**



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

AGENCY ACCOUNT 231341
09/01/2025 - 09/30/2025

Page 1 of 1

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

Participant Return 09/30/2025 : 4.39 %

Date	Transaction Type	Description	Amount	Balance
09/01/2025	BEGINNING BALANCE			306,309.74
09/30/2025	EARNED INCOME	INTEREST	1,106.43	307,416.17
	Totals:		1,106.43	307,416.17



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

Last Statement:
Statement Ending:
Page:

August 31, 2025
September 30, 2025
1 of 2

48979 M0656DDA100125071029 08 000000000 291674 002



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



Email: contactus@valley.com



Visit Us Online: www.valley.com



Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

GOVERNMENT CHECKING - XXXXXX4615

SUMMARY FOR THE PERIOD: 09/01/25 - 09/30/25

NORTHWOOD COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$206,191.61		\$720.26		\$0.00		\$206,911.87

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$206,191.61
09/30	INTEREST CREDIT		\$720.26	\$206,911.87
Ending Balance				\$206,911.87

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$206,191.00	Annual % Yield Earned	4.33%
Year-to-Date Interest Paid	\$6,463.94	Interest Paid	\$720.26

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 :

XXXXXX⁶⁹4615
09/30/2025
2 of 2

To Reconcile Your Account

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

Balance Reconciliation

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

Finance Charge Computation For Personal Line Of Credit

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

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

A. Pursuant To The Federal Fair Credit Billing Act

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

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

B. Under Applicable State Law

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

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

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

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



Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - General Fund
For the Period Ending September 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 Actual	Aug Actual	Sep Actual	Actual Thru 9/30/2025	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	\$ 2,239	\$ 2,320	\$ 2,324	\$ 2,232	\$ 28,197	\$ 28,194	\$ 15,000	188%
347010	Room Rentals	-	-	-	-	-	200	-	-	-	-	-	-	200	200	20,000	1%
361006	Interest - Tax Collector	-	-	-	678	-	-	-	66	-	-	-	-	743	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	-	-	1,323	757,310	757,309	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	24,218	-	0%
Total Revenues		(128)	97,958	585,505	21,937	17,250	30,146	24,785	10,032	14,981	2,320	2,324	3,555	810,667	810,665	784,913	103%
Expenditures																	
Administrative																	
511100	Supervisor Fees	800	200	1,800	400	1,800	-	1,000	1,200	1,600	1,158	1,014	800	11,772	11,772	12,000	98%
531146	District Counsel	-	88	-	419	92	-	646	442	184	1,596	305	-	3,770	3,772	5,000	75%
531147	District Engineer	4,406	-	-	-	-	-	-	2,993	-	-	-	-	7,399	7,399	5,000	148%
531150	District Manager	6,217	12,710	5,417	5,417	78	5,417	5,417	5,482	5,477	13,518	-	12,950	78,098	78,100	65,000	120%
532002	Auditing Services	-	-	-	-	-	-	-	-	7,500	-	-	-	7,500	7,500	6,000	125%
534215	Onsite Staff	6,025	9,568	22,154	6,600	6,348	6,343	6,153	9,588	38	3,126	12,128	6,314	94,385	94,385	80,000	118%
541024	Postage, Phone, Faxes, Copies	-	-	-	-	-	-	60	(60)	-	-	-	-	-	-	-	0%
545002	Insurance - General Liability	3,993	-	-	-	-	-	-	-	-	-	-	-	3,993	3,993	4,000	100%
545008	Public Officials Insurance	4,998	-	-	-	-	-	-	-	-	-	-	-	4,998	4,998	5,000	100%
545009	Insurance -Property & Casualty	15,998	-	-	-	-	-	-	-	-	-	-	-	15,998	15,998	16,000	100%
545013	Insurance - Crime	-	-	-	-	-	-	-	-	-	-	-	-	-	-	300	0%
548002	Legal Advertising	-	-	-	-	-	-	308	-	1,140	142	-	403	1,993	1,993	2,000	100%
549142	Bank Fees	10	-	-	-	-	-	1	-	-	-	-	27	38	38	100	38%
554020	Dues, Licenses, Subscriptions	633	1,084	(507)	184	576	1,025	430	499	1,223	(612)	1,126	645	6,307	6,306	3,000	210%
Total Administrative		43,080	23,650	28,864	13,020	8,894	12,785	14,015	20,144	17,162	18,928	14,573	21,139	236,251	236,254	203,400	116%
Electric Utility Services																	
543041	Utility - Electric	-	-	-	54	(54)	-	51	(51)	-	54	(2)	(51)	-	1	-	0%
Total Electric Utility Services		-	-	-	54	(54)	-	51	(51)	-	54	(2)	(51)	-	1	-	0%
Utility Services																	
541009	Amenity Internet	696	648	1,290	889	528	940	770	1,284	1,425	(2)	(231)	2,213	10,449	10,450	11,700	89%
543018	Water/Waste	235	990	579	615	12	1,871	338	1,443	(188)	411	563	557	7,426	7,426	6,700	111%
543041	Utility - Electric	9,658	18,559	151	18,683	272	9,041	9,107	9,115	9,145	9,214	9,095	9,336	111,377	111,376	108,000	103%
546913	Garbage Collection	25,867	26,136	(108)	25,784	217	12,926	12,926	13,271	12,932	13,110	12,720	50	155,829	155,831	155,000	101%
Total Utility Services		36,456	46,333	1,912	45,971	1,029	24,778	23,141	25,113	23,314	22,733	22,147	12,156	285,081	285,083	281,400	101%

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - General Fund
For the Period Ending September 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 Actual	Aug Actual	Sep Actual	Actual Thru 9/30/2025	FY2025 Total	Adopted Budget	% of Budget
<u>Garbage/Solid Waste Services</u>																	
546913	Garbage Collection	-	-	12,924	(12,760)	(164)	-	-	-	-	-	12,935	(12,935)	-	-	-	0%
	Total Garbage/Solid Waste Services	-	-	12,924	(12,760)	(164)	-	-	-	-	-	12,935	(12,935)	-	-	-	0%
<u>Water-Sewer Comb Services</u>																	
543018	Water/Waste	-	476	(476)	563	(563)	-	806	(806)	411	152	(507)	(57)	-	(1)	-	0%
	Total Water-Sewer Comb Services	-	476	(476)	563	(563)	-	806	(806)	411	152	(507)	(57)	-	(1)	-	0%
<u>Other Physical Environment</u>																	
534062	Contracts-Landscape Consultant	390	390	-	390	390	390	390	390	390	390	390	390	4,290	4,290	4,680	92%
534171	Contracts - Landscape	-	6,166	6,556	3,270	18,010	6,166	6,166	16,051	18,882	6,166	6,166	6,166	99,765	99,765	72,000	139%
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	13,398	10,177	5,351	67,749	67,748	20,000	339%
546042	Aquatic Maintenance	1,684	1,684	1,684	1,967	2,158	1,684	1,684	1,684	1,684	1,684	1,684	1,684	20,965	20,965	19,008	110%
546074	R&M-Pools	950	950	950	(950)	-	1,910	(1,910)	(1,900)	-	-	-	-	-	-	-	0%
546246	Landscape - Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	0%
546920	Maintenance & Repairs	-	250	70	140	-	-	-	-	-	-	-	-	460	460	2,000	23%
546930	Irrigation Maintenance	90	-	666	-	-	-	-	-	855	-	5,550	755	7,915	7,916	3,000	264%
549044	Misc-Property Taxes	-	-	-	-	-	-	871	-	116	-	-	-	987	987	-	0%
568186	Reserve - Undesignated	-	-	-	-	-	-	-	-	-	7,800	-	2,500	10,300	10,300	84,325	12%
	Total Other Physical Environment	18,194	11,440	20,650	5,937	8,714	10,228	7,123	34,792	25,102	29,438	23,967	16,846	212,431	212,431	220,013	97%
<u>Road and Street Facilities</u>																	
531116	Security Patrol Services	-	-	-	-	-	-	300	(300)	-	600	(600)	-	-	-	-	0%
	Total Road and Street Facilities	-	-	-	-	-	-	300	(300)	-	600	(600)	-	-	-	-	0%
<u>Parks and Recreation</u>																	
531116	Security Patrol Services	3,480	-	1,856	928	-	3,150	2,400	750	750	3,450	3,150	3,150	23,064	23,064	15,000	154%
531170	Pest Control	-	-	-	-	-	-	-	-	-	-	70	140	210	210	1,100	19%
534215	Onsite Staff	-	15,593	(15,593)	6,600	(6,600)	-	-	-	-	-	-	-	-	-	-	0%
53800	Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
541009	Amenity Internet	-	879	(363)	(516)	-	516	(362)	(154)	-	-	154	(154)	-	-	-	0%
546015	R&M-Clubhouse	-	-	358	112	67	186	168	1,086	-	186	150	116	2,429	2,429	5,000	49%
546036	R&M-Other Landscape	-	-	-	-	-	-	150	(150)	-	-	-	-	-	-	-	0%
546074	R&M-Pools	1,125	810	-	950	1,100	-	2,710	1,900	1,850	1,105	1,226	1,498	14,274	14,274	15,000	95%
546237	Pool Furniture repair & replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,000	0%
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 September 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 Actual	Aug Actual	Sep Actual	TOTAL			
														Actual Thru 9/30/2025	FY2025 Total	Adopted Budget	% of Budget
546414	Recreation / Park Facility Maintenance	-	-	-	-	-	-	57	1,986	-	-	450	-	2,493	2,493	2,000	125%
546479	Security System Monitoring & Maint.	403	1,582	(784)	2,241	1,971	288	1,874	-	666	2,251	1,006	(977)	10,521	10,521	8,000	132%
546495	Pavement/Signage/Wall Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
549027	Holiday Decoration	-	5,500	5,500	-	-	-	-	-	-	-	-	-	11,000	11,000	10,000	110%
549052	Special Events	275	-	2,430	600	450	-	1,275	-	-	-	1,200	-	6,230	6,230	4,000	156%
549411	Community Enhancement Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
552003	Op Supplies - Clubhouse	-	-	697	184	392	(576)	-	-	-	554	278	278	1,807	1,807	3,000	60%
	Total Parks and Recreation	5,283	24,364	(3,049)	8,249	(2,620)	3,564	8,272	5,418	3,266	7,546	7,684	4,051	72,028	72,028	80,100	90%
	Total Expenditures	103,013	106,263	60,825	61,034	15,236	51,355	53,708	84,310	69,255	79,451	80,197	41,149	805,791	805,796	784,913	103%
	Excess (deficiency) of revenues																
	Over (under) expenditures	\$ (103,141)	\$ (8,305)	\$ 524,680	\$ (39,097)	\$ 2,014	\$ (21,209)	\$ (28,923)	\$ (74,278)	\$ (54,274)	\$ (77,131)	\$ (77,873)	\$ (37,594)	4,876	4,869	-	0%
391000	Fund Balance, Beginning (Oct 1, 2024)													770,907	770,907	770,907	
	Fund Balance, Ending													\$ 775,783	\$ 775,776	\$ 770,907	

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(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
GENERAL FUND - 001									
001	100000	09/04/25	V00010	LANDSCAPE MAINTENANCE	348966	Irrigation Repairs	Irrigation Maintenance	546930-57201	\$5,549.65
001	100000	09/04/25	V00010	LANDSCAPE MAINTENANCE	349957	Landscape Maintenance	Landscape Maintenance	546300-57201	\$6,166.04
001	100001	09/04/25	V00179	OLM, INC.	45609	LANDSCAPE INSPECTION	Contracts-Landscape Consultant	534062-53908	\$390.00
001	100002	09/04/25	V00193	AQUATIC WEED CONTROL, INC.	112462	WATERWAY MAINT.	Aquatic Maintenance	546042-53908	\$1,684.00
001	100003	09/04/25	V00217	FRANCISCO M MONSERRATE	081825-	TRAFFIC CONTROL AND SEC PATROL	Security Patrol Services	531116-57201	\$300.00
001	100003	09/04/25	V00217	FRANCISCO M MONSERRATE	082125-	TRAFFIC CONTROL AND SEC PATROL	Security Patrol Services	531116-57201	\$300.00
001	100003	09/04/25	V00217	FRANCISCO M MONSERRATE	082525-	TRAFFIC CONTROL AND SEC PATROL	Security Patrol Services	531116-57201	\$300.00
001	100003	09/04/25	V00217	FRANCISCO M MONSERRATE	082225-	TRAFFIC CONTROL AND SEC PATROL	Security Patrol Services	531116-57201	\$300.00
001	100004	09/04/25	V00218	INGENUITY POOL SERVICES LLC	836	Monthly Pool Service	R&M-Pools	546074-57201	\$800.00
001	100005	09/04/25	V00221	BIG DOG SERVICES LLC	080125-	TRAFFIC CONTROL AND SEC PATROL-SCHEDULER	Security Patrol Services	531116-57201	\$150.00
001	100006	09/04/25	V00022	NICHOLS LANDSCAPE ARCHITECTURE	MN23-1.12	Northwood CDD - Enhancement Project	- Inventory, 60%	546036-53908	\$10,176.71
001	100007	09/04/25	V00202	MR. ICE INC.	10422	A/C Drain Clogged	Miscellaneous Expenses	549999-57201	\$150.00
001	100008	09/04/25	V00183	GPS POOLS	EXTRA STEP	LADDER TREAD W/O HARDWARE	R&M-Pools	546074-53908	\$214.99
001	100009	09/04/25	V00219	JAMES E. LA ROSE JR. 181	072425-	TTRAFFIC CONTROL AND SEC PATROL	TRAFFIC CONTROL AND SEC PATROL	531116-57201	\$311.00
001	100009	09/04/25	V00219	JAMES E. LA ROSE JR. 181	070125-	TRAFFIC CONTROL AND SEC PATROL	Security Patrol Services	531116-54101	\$300.00
001	100009	09/04/25	V00219	JAMES E. LA ROSE JR. 181	071725-	TRAFFIC CONTROL AND SEC PATROL	Security Patrol Services	531116-54101	\$300.00
001	100010	09/08/25	V00010	LANDSCAPE MAINTENANCE	352883	Irrigation Repair	Landscape Maintenance	546300-57201	\$754.76
001	100011	09/08/25	V00027	TAMPA BAY AREA	44470-070625	Legal Advertising	Legal Advertising Public Hearing	548002-51301	\$166.50
001	100012	09/08/25	V00046	TRULY NOLEN OF AMERICA INC	590294563	snake repellent treatment	Pest Control	531170-57201	\$70.00
001	100013	09/08/25	V00077	SPEAREM ENTERPRISES	6258	Post Event Cleaning	Special Events	549052-57201	\$1,200.00
001	100013	09/08/25	V00077	SPEAREM ENTERPRISES	6259	pressure wash playground equipment	Recreation / Park Facility Maintenance	546414-57201	\$450.00
001	100014	09/08/25	V00081	STRALEY ROBIN VERICKER	27020	PROF SVCS THRU JUL 2025	District Counsel	531146-51401	\$305.00
001	100015	09/08/25	V00217	FRANCISCO M MONSERRATE	082625-	TRAFFIC CONTROL AND SEC PATROL	Security Patrol Services	531116-57201	\$300.00
001	100016	09/08/25	V00221	BIG DOG SERVICES LLC	090125-	Scheduler's Fee FHP	Scheduler s Fee FHP	531116-57201	\$150.00
001	100017	09/08/25	V00219	JAMES E. LA ROSE JR. 181	081525-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100017	09/08/25	V00219	JAMES E. LA ROSE JR. 181	080125-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100018	09/08/25	V00163	BARBARA CRUZ	BC-081925	REIMB FOR AMAZON PURCHASE	Supervisor Fees	511100-51101	\$92.90
001	100019	09/08/25	V00218	INGENUITY POOL SERVICES LLC	851	Pool Repair	R&M-Pools	546074-57201	\$211.00
001	100019	09/08/25	V00218	INGENUITY POOL SERVICES LLC	926	Pool Service Sept 2025	R&M-Pools	546074-57201	\$800.00
001	100020	09/12/25	V00084	ADT SECURITY SERVICES	082225-3626	Security Services	Security System Monitoring & Maint.	546479-57201	\$221.37
001	100021	09/12/25	V00010	LANDSCAPE MAINTENANCE	356130	Maintenance September 2025	Landscape Maintenance	546300-57201	\$6,166.04
001	100022	09/18/25	V00158	INFRAMARK LLC	155300	DISTRICT INVOICE	District Manager	531150-51301	\$2,116.67
001	100023	09/18/25	V00046	TRULY NOLEN OF AMERICA INC	590292804	Pest Bi Monthly Commercial	Pest Control	531170-57201	\$70.00
001	100023	09/18/25	V00046	TRULY NOLEN OF AMERICA INC	590294708	Pest Bi Monthly Commercial	Pest Control	531170-57201	\$70.00
001	100024	09/25/25	V00158	INFRAMARK LLC	158158	DISTRICT INVOICE	District Manager	531150-51301	\$5,416.67
001	100024	09/25/25	V00158	INFRAMARK LLC	157185	Postage and Mail Notice	Postage, Phone, Faxes, Copies	541024-51301	\$1,157.40
001	100025	09/25/25	V00227	JASON GUNTER	081225	TRAFFIC CONTROL/SEC	SEC PATROL SVCS	531116-57201	\$300.00
001	100026	09/26/25	V00046	TRULY NOLEN OF AMERICA INC	590292673	Pest Control	R&M-Clubhouse	546015-57201	\$116.00
001	100027	09/26/25	V00183	GPS POOLS	JD LADDER	Pool Ladder Repair	R&M-Pools	546074-53908	\$697.91
001	100028	09/26/25	V00022	NICHOLS LANDSCAPE ARCHITECTURE	MN23-1.8	Northwood CDD - Enhancement Project	R&M-Other Landscape	546036-53908	\$3,977.01
001	100028	09/26/25	V00022	NICHOLS LANDSCAPE ARCHITECTURE	MN23-1.13	Northwood CDD - Enhancement Project	R&M-Other Landscape	546036-53908	\$1,374.38
001	100029	09/26/25	V00158	INFRAMARK LLC	159286	Printing - Postage	DISTRICT INVOICE	541024-51301	\$207.47
001	100030	09/26/25	V00224	W.C. SHERRILL AND COMPANY LLC	33299	Legal Descriptions	Miscellaneous Expenses	549999-53908	\$2,500.00
001	100031	09/26/25	V00228	BUSINESS OBSERVER INC	25-01887P	LEGAL AD	Legal Advertising	548002-51301	\$78.75
001	100032	09/26/25	V00179	OLM, INC.	45793	LANDSCAPE INSPECTION	Contracts-Landscape Consultant	534062-53908	\$390.00
001	100033	09/26/25	V00193	AQUATIC WEED CONTROL, INC.	113507	WATERWAY MAINT.	Aquatic Maintenance	546042-53908	\$1,684.00
001	100034	09/26/25	V00217	FRANCISCO M MONSERRATE	091625-	TRAFFIC CONTROL AND SEC PATROL	Security Patrol Services	531116-57201	\$300.00
001	100034	09/26/25	V00217	FRANCISCO M MONSERRATE	092325-	TRAFFIC CONTROL AND SEC PATROL	Security Patrol Services	531116-57201	\$300.00
001	100034	09/26/25	V00217	FRANCISCO M MONSERRATE	092425-	TRAFFIC CONTROL AND SEC PATROL	Security Patrol Services	531116-57201	\$300.00
001	100034	09/26/25	V00217	FRANCISCO M MONSERRATE	092525-	TRAFFIC CONTROL AND SEC PATROL	Security Patrol Services	531116-57201	\$300.00
001	100035	09/30/25	V00228	BUSINESS OBSERVER INC	2-01978P	LEGAL AD	Legal Advertising	548002-51301	\$78.75
001	1001	09/17/25	V00163	BARBARA CRUZ	BC-091525	BOARD 9/15/25	Supervisor Fees	511100-51101	\$200.00
001	100138	09/04/25	V00226	KDC OUTFITTERS	2882	Pen/Business Cards	Op Supplies - Clubhouse	552003-57201	\$277.80
001	100139	09/25/25	V00158	INFRAMARK LLC	142856	DISTRICT INVOICE	District Manager	531150-51301	\$5,416.67
001	1002	09/17/25	V00155	BRIAN QUIGLEY	BQ-091525	BOARD 9/15/25	Supervisor Fees	511100-51101	\$200.00
001	1003	09/17/25	V00194	GERSSON G. PEREZ	GP-091525	BOARD 9/15/25	Supervisor Fees	511100-51101	\$200.00
001	1004	09/26/25	V00026	FLORIDA MUNICIPAL INS TRUST	ANC-MI-0749-2526-163	DUES	Prepaid Items	155000-51301	\$100.00

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

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For the Period from 09/01/2025 to 09/30/2025

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Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	300009	09/08/25	V00074	FRONTIER COMMUNICATIONS	081325-08-5-ACH	PHONE	Amenity Internet	541009-57201	\$154.09
001	300010	09/09/25	V00082	TAMPA ELECTRIC COM	082025-4130-ACH	ELECTRIC	Utility - Electric	543041-53100	\$18.74
001	300011	09/09/25	V00082	TAMPA ELECTRIC COM	082025-1545-ACH	ELECTRIC	Utility - Electric	543041-53100	\$32.73
001	300013	09/17/25	V00082	TAMPA ELECTRIC COM	090425-0001-ACH	SVC 07/17/25-08/14/25	ELECTRIC-SVC 07/17/25-08/14/25	543041-53100	\$9,222.08
001	300015	09/17/25	V00074	FRONTIER COMMUNICATIONS	082625-5235-ACH	PHONE	Amenity Internet	541009-57201	\$528.50
001	300016	09/08/25	V00048	WASTE CONNECTIONS	8369128W425 ACH	GARBAGE	Garbage Collection	546913-53400	\$50.00
001	300017	09/25/25	V00048	WASTE CONNECTIONS	2008331W426 ACH	GARBAGE	Garbage Collection	546913-53400	\$174.99
001	300019	09/24/25	V00074	FRONTIER COMMUNICATIONS	090425-22-5 ACH	Internet	Amenity Internet	541009-57201	\$99.99
001	300112	09/19/25	V00156	DECISIONHR IX	250056230019 ACH	PAYROLL	Onsite Staff	534215-57201	\$3,203.77
001	300113	09/05/25	V00156	DECISIONHR IX	250056230018 ACH	PAYROLL	Onsite Staff	534215-57201	\$3,110.37
001	DD259	09/18/25	V00184	BRIAN MUNARI-EFT	BM-091525-EFT	BOARD 9/15/25	Supervisor Fees	511100-51101	\$200.00
Fund Total									\$83,493.70

Total Checks Paid	\$83,493.70
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