

**NORTHWOOD
COMMUNITY
DEVELOPMENT DISTRICT**

**NOVEMBER 17, 2025
AGENDA PACKAGE**



2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

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
 Howard Neal, Field Services Director
 Jonathan Sciortino, District Accountant
 Tabitha Blackwelder, Administrative Assistant

Meeting Agenda

Monday, November 17, 2025 – 6:30 p.m.

Teams Meeting Information

Meeting ID: 265 409 474 595

Passcode: 7ud5vr

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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. Accountant Report
 - i. Review of October 2025 Financial Statements Page 3
 - ii. Consideration of October 2025 Check Register..... Page 35
 - B. Aquatic Weed Control Service Report..... Page 36
 - C. Landscape Report
 - i. November 2025 OLM Report Page 49
 - ii. November 2025 OLM Grade Sheet Page 51
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
 - G. Onsite Manager Report Page 52
5. **Business Items**
 - A. Ratification of Grau & Associates FY2025 Audit Engagement Letter Page 63
 - B. Ratification of GPS Pools Pump Proposal Page 68
 - C. Consideration of Resolution 2026-01; General Election 2026..... Page 69
 - D. Consideration of GPS Pool #3 Inc. Impeller Replacement Proposal Page 71
 - E. Discussion of Northwood Kids Park
 - F. Infrastructure Updates
 - i. Infrastructure Advisory Group Agenda Page 76
6. **Business Administration**
 - A. Consideration of Minutes from the Meeting held October 28, 2025..... Page 77
7. **Supervisor Requests**
8. **Audience Comments – Three- (3) Minute Time Limit**
9. **Adjournment**

The next meeting is scheduled for Monday, December 15, 2025, at 6:30 p.m.

District Office:

Inframark, Community Management Services
 2005 Pan Am Circle, Suite 300
 Tampa, Florida 33607

Meeting Location:

Northwood Clubhouse
 27248 Big Sur Drive
 Wesley Chapel, Florida 33544

Northwood Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2025

Prepared by:



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

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL		GENERAL	
	FUND		FIXED ASSETS	
	FUND		FUND	TOTAL
<u>ASSETS</u>				
Cash In Bank	\$ 34,401	\$ -	\$ 34,401	
Cash In Bank	207,615	-	207,615	
Cash In Bank	33,821	-	33,821	
Accounts Receivable	1,280	-	1,280	
Investments:				
Money Market Account	103,177	-	103,177	
SBA Account	308,536	-	308,536	
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	\$ 690,830	\$ 8,386,926	\$ 9,077,756	
<u>LIABILITIES</u>				
Accounts Payable	\$ 18,656	\$ -	\$ 18,656	
Refundable Deposits	550	-	550	
TOTAL LIABILITIES	19,206	-	19,206	

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	GENERAL	
	FUND	FIXED ASSETS FUND	TOTAL
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	100	-	100
Unassigned:	671,524	8,386,926	9,058,450
TOTAL FUND BALANCES	671,624	8,386,926	9,058,550
TOTAL LIABILITIES & FUND BALANCES	\$ 690,830	\$ 8,386,926	\$ 9,077,756

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 15,000	\$ 2,181	\$ (12,819)	14.54%
Room Rentals	20,000	-	(20,000)	0.00%
Special Assmnts- Tax Collector	810,512	3,466	(807,046)	0.43%
TOTAL REVENUES	845,512	5,647	(839,865)	0.67%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	14,000	1,000	13,000	7.14%
District Counsel	10,000	127	9,873	1.27%
District Engineer	10,000	-	10,000	0.00%
District Manager	66,950	5,579	61,371	8.33%
Auditing Services	6,000	-	6,000	0.00%
Onsite Staff	83,000	9,720	73,280	11.71%
Insurance - General Liability	4,788	4,511	277	94.21%
Public Officials Insurance	5,829	5,492	337	94.22%
Insurance -Property & Casualty	16,447	15,611	836	94.92%
Insurance - Crime	500	342	158	68.40%
Legal Advertising	2,000	19	1,981	0.95%
Dues, Licenses, Subscriptions	3,000	535	2,465	17.83%
Total Administration	222,514	42,936	179,578	19.30%
<u>Utility Services</u>				
Amenity Internet	9,980	267	9,713	2.68%
Water/Waste	8,200	479	7,721	5.84%
Utility - Electric	112,730	10,009	102,721	8.88%
Total Utility Services	130,910	10,755	120,155	8.22%
<u>Other Physical Environment</u>				
Contracts-Landscape Consultant	4,680	390	4,290	8.33%
Contracts - Landscape	80,336	6,166	74,170	7.68%
Stormwater Assessment	20,000	-	20,000	0.00%
R&M-Other Landscape	2,000	875	1,125	43.75%
Aquatic Maintenance	21,722	1,684	20,038	7.75%
R&M-Tree Trimming	10,000	-	10,000	0.00%
Irrigation Maintenance	3,000	-	3,000	0.00%
Reserve - Undesignated	97,500	-	97,500	0.00%
Total Other Physical Environment	239,238	9,115	230,123	3.81%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Capital Expenditures & Projects</u>				
Engineering	600	-	600	0.00%
Legal Services	600	-	600	0.00%
Planning and Design	600	-	600	0.00%
Misc-Contingency	600	45	555	7.50%
Infrastructure	600	-	600	0.00%
Total Capital Expenditures & Projects	3,000	45	2,955	1.50%
<u>Parks and Recreation</u>				
Security Patrol Services	22,500	2,550	19,950	11.33%
Pest Control	1,100	-	1,100	0.00%
Janitorial Cleaning	5,000	975	4,025	19.50%
R&M-Clubhouse	3,000	-	3,000	0.00%
R&M-Pools	10,000	800	9,200	8.00%
Pool Furniture repair & replacement	4,000	-	4,000	0.00%
Recreation / Park Facility Maintenance	2,000	-	2,000	0.00%
Security System Monitoring & Maint.	10,000	2,318	7,682	23.18%
Pavement/Signage/Wall Repairs	2,500	-	2,500	0.00%
Garbage Collection	162,750	12,935	149,815	7.95%
Event Planning	7,000	-	7,000	0.00%
Special Events	15,000	-	15,000	0.00%
Community Enhancement Projects	3,000	-	3,000	0.00%
Op Supplies - Clubhouse	2,000	-	2,000	0.00%
Total Parks and Recreation	249,850	19,578	230,272	7.84%
TOTAL EXPENDITURES	845,512	82,429	763,083	9.75%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(76,782)	(76,782)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		748,406		
FUND BALANCE, ENDING		\$ 671,624		

Northwood CDD

Statement Date 10/31/2025

G/L Account No. 101003 Balance	34,400.60	Statement Balance	34,400.60
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	34,400.60
Subtotal	34,400.60	Outstanding Checks	0.00
Negative Adjustments	0.00		
		Ending Balance	34,400.60
Ending G/L Balance	34,400.60		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/14/2025		JE001092	Utility - Electric	Bank recon adj Teco	1.64	1.64	0.00
10/14/2025		JE001093	Utility - Electric	Bank recon adj Teco	2.93	2.93	0.00
Total Deposits					4.57	4.57	0.00
Checks							
							0.00
10/06/2025	Payment	DD270	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 002057	-33.17	-33.17	0.00
10/06/2025	Payment	DD271	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 002071	-25.92	-25.92	0.00
10/06/2025	Payment	DD272	FRONTIER COMMUNICATION S	Payment of Invoice 002073	-165.89	-165.89	0.00
10/01/2025	Payment	DD273	BANK UNITED CC PMT	Payment of Invoice 002082	-620.84	-620.84	0.00
10/31/2025		JE001090	Accounts Receivable	Bank recon adj CK 101044	-1,280.00	-1,280.00	0.00
10/08/2025		JE001094	Water/Waste	Bank recon adj Pasco	-220.87	-220.87	0.00
10/30/2025	Payment	100139-A	INFRAMARK LLC	Payment of Invoice 002045	-5,416.67	-5,416.67	0.00
10/23/2025	Payment	DD101-A	BRIAN MUNARI-EFT	Payment of Invoice 002104	-200.00	-200.00	0.00
10/31/2025	Payment	DD274	TAMPA ELECTRIC COM	Payment of Invoice 002083	-22.32	-22.32	0.00
10/31/2025	Payment	DD275	TAMPA ELECTRIC COM	Payment of Invoice 002084	-39.77	-39.77	0.00
Total Checks					-8,025.45	-8,025.45	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Northwood CDD

Statement Date 10/31/2025

G/L Account No. 151000 Balance	103,177.27	Statement Balance	103,177.27
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	103,177.27
Subtotal	103,177.27	Outstanding Checks	0.00
Negative Adjustments	0.00		
		Ending Balance	103,177.27
Ending G/L Balance	103,177.27		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
10/31/2025		JE001085	Interest - Investments	Interest Earned	357.53	357.53	0.00
Total Deposits					357.53	357.53	0.00
Checks							
10/15/2025		JE001083		Transfer From MMA to	-25,000.00	-25,000.00	0.00
Total Checks					-25,000.00	-25,000.00	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Tuesday, November 11, 2025

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Northwood CDD

Bank Account No. 4197

Statement No. 10_25

Statement Date 10/31/2025

G/L Account No. 101005 Balance	33,821.27	Statement Balance	52,620.35
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	33,821.27	Subtotal	52,620.35
Negative Adjustments	0.00	Outstanding Checks	-18,799.08
Ending G/L Balance	33,821.27	Ending Balance	33,821.27

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2025		JE001077	Op Supplies - Clubhouse	CK 100138	277.80	277.80	0.00
10/15/2025		JE001083		Transfer From MMA to	25,000.00	25,000.00	0.00
10/30/2025		JE001089	Special Assmnts-Tax Collector	FY25 Unspent Revenue	3,466.00	3,466.00	0.00
Total Deposits					28,743.80	28,743.80	0.00
Checks							
							0.00
09/18/2025	Payment	100023	TRULY NOLEN OF AMERICA INC FLORIDA	Inv: 590294708, Inv: 590292804	-140.00	-140.00	0.00
09/26/2025	Payment	1004	MUNICIPAL INS TRUST	Check for Vendor V00026	-100.00	-100.00	0.00
09/25/2025	Payment	100024	INFRAMARK LLC	Inv: 157185, Inv: 158158	-6,574.07	-6,574.07	0.00
09/25/2025	Payment	100025	JASON GUNTER	Inv: 081225	-300.00	-300.00	0.00
09/26/2025	Payment	100026	TRULY NOLEN OF AMERICA INC	Inv: 590292673	-116.00	-116.00	0.00
09/26/2025	Payment	100027	GPS POOLS	Inv: JD LADDER	-697.91	-697.91	0.00
09/26/2025	Payment	100028	NICHOLS LANDSCAPE ARCHITECTURE	Inv: MN23-1.8, Inv: MN23-1.13	-5,351.39	-5,351.39	0.00
09/26/2025	Payment	100029	INFRAMARK LLC	Inv: 159286	-207.47	-207.47	0.00
09/26/2025	Payment	100030	W.C. SHERRILL AND COMPANY LLC	Inv: 33299	-2,500.00	-2,500.00	0.00
09/26/2025	Payment	100031	BUSINESS OBSERVER INC	Inv: 25-01887P	-78.75	-78.75	0.00
09/26/2025	Payment	100032	OLM, INC.	Inv: 45793	-390.00	-390.00	0.00
09/26/2025	Payment	100033	AQUATIC WEED CONTROL, INC.	Inv: 113507	-1,684.00	-1,684.00	0.00
09/26/2025	Payment	100034	FRANCISCO M MONSERRATE	Inv: 091625-, Inv: 092325-, Inv: 092425-, Inv: 092525-	-1,200.00	-1,200.00	0.00
09/30/2025	Payment	100035	BUSINESS OBSERVER INC	Inv: 2-01978P	-78.75	-78.75	0.00
10/09/2025	Payment	1005	EGIS INSURANCE	Check for Vendor V00042	-25,956.00	-25,956.00	0.00

Tuesday, November 11, 2025
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Bank Account Statement

Northwood CDD

Bank Account No. 4197
Statement No. 10_25

Statement Date 10/31/2025

09/30/2025		JE001077	Op Supplies - Clubhouse	CK 100138	-277.80	-277.80	0.00
10/15/2025	Payment	100037	INFRAMARK LLC	Inv: 160695	-5,579.16	-5,579.16	0.00
10/15/2025	Payment	100038	JUNIPER LANDSCAPING OF FLORIDA LLC	Inv: 361538	-6,166.04	-6,166.04	0.00
10/15/2025	Payment	100039	BIG DOG SERVICES LLC	Inv: 100125-	-150.00	-150.00	0.00
10/15/2025	Payment	100040	INGENUITY POOL SERVICES LLC	Inv: 1003	-800.00	-800.00	0.00
10/15/2025	Payment	1006	FLORIDA COMMERCE	Check for Vendor V00023	-175.00	-175.00	0.00
10/15/2025	Payment	1007	FRANCISCO M MONSERRATE	Check for Vendor V00217	-600.00	-600.00	0.00
10/15/2025	Payment	1008	JAMES E. LA ROSE JR. 181	Check for Vendor V00219	-900.00	-900.00	0.00
10/17/2025	Payment	300027	WASTE CONNECTIONS	Inv: 8425638W425 ACH	-12,760.00	-12,760.00	0.00
10/01/2025	Payment	300028	WASTE CONNECTIONS	Inv: 8427051W425	-50.00	-50.00	0.00
10/17/2025	Payment	300029	FRONTIER COMMUNICATION S	Inv: 092625-23-5 ACH	-528.50	-528.50	0.00
10/17/2025	Payment	300030	TAMPA ELECTRIC COM	Inv: 100325-0001 ACH	-9,979.55	-9,979.55	0.00
10/21/2025	Payment	100041	JUNIPER LANDSCAPING OF FLORIDA LLC	Inv: 349832	-390.02	-390.02	0.00
10/21/2025	Payment	100042	STRALEY ROBIN VERICKER	Inv: 27175	-61.00	-61.00	0.00
10/21/2025	Payment	100044	AQUATIC WEED CONTROL, INC.	Inv: 114635	-1,684.00	-1,684.00	0.00
10/21/2025	Payment	100045	BUSINESS OBSERVER INC	Inv: 25-01978P	-78.75	-78.75	0.00
10/23/2025	Payment	1012	BARBARA CRUZ	Check for Vendor V00163	-200.00	-200.00	0.00
10/23/2025	Payment	1013	BRIAN QUIGLEY	Check for Vendor V00155	-200.00	-200.00	0.00
10/23/2025	Payment	1014	GERSSON G. PEREZ	Check for Vendor V00194	-200.00	-200.00	0.00
10/23/2025	Payment	1015	MIMIEAUX KILPATRICK	Check for Vendor V00107	-200.00	-200.00	0.00
10/17/2025	Payment	300031	DECISIONHR IX FRONTIER	Inv: 250056230021 ACH	-2,977.24	-2,977.24	0.00
10/27/2025	Payment	300032	COMMUNICATION S	Inv: 100425-4225 ACH	-99.99	-99.99	0.00
10/03/2025	Payment	300033	DECISIONHR IX	Inv: 250056230020 ACH	-3,264.27	-3,264.27	0.00
10/24/2025	Payment	300037	WASTE CONNECTIONS	Inv: 2032413W426 ACH	-174.63	-174.63	0.00
10/31/2025		JE001096	Misc-Contingency	Service charge	-33.00	-33.00	0.00
10/31/2025		JE001097	Misc-Contingency	Bank Fees	-12.00	-12.00	0.00
10/31/2025		JE001098	Onsite Staff	Bank recon adj Decision HR	-3,478.55	-3,478.55	0.00
Total Checks					-96,393.84	-96,393.84	0.00

Adjustments

Total Adjustments

Outstanding Checks

Bank Account Statement

Northwood CDD

Bank Account No. 4197**Statement No.** 10_25**Statement Date**

10/31/2025

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
10/02/2025	Payment	100036	BUSINESS OBSERVER INC	Inv: 25-01842P	-78.75
10/21/2025	Payment	1011	FRANCISCO M MONSERRATE	Check for Vendor V00217	-900.00
10/21/2025	Payment	100043	OLM, INC.	Inv: 45958	-390.00
10/23/2025	Payment	100046	JOHNSON CONTROLS	Inv: 41789724	-1,682.68
10/30/2025	Payment	100047	SECURITY SPEAREM	Inv: 6278	-975.00
10/30/2025	Payment	100048	ENTERPRISES STRALEY ROBIN	Inv: 27350	-126.50
10/30/2025	Payment	100049	VERICKER FRANCISCO M	Inv: 102125-, Inv: 102225-, Inv: 102325-, Inv: 102825-	-1,200.00
10/24/2025	Payment	300034	MONSERRATE PASCO COUNTY	Inv: 23267397 ACH	-34.42
10/30/2025	Payment	300035	UTILITIES SERVICE PASCO COUNTY	Inv: 23266612 ACH	-32.32
10/24/2025	Payment	300036	UTILITIES SERVICE WASTE	Inv: 8480695W425 ACH	-12,760.00
Total Outstanding Checks					-18,799.08

Outstanding Deposits**Total Outstanding Deposits**

Northwood CDD

Statement Date 10/31/2025

G/L Account No. 101004 Balance	207,614.80	Statement Balance	207,614.80
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	207,614.80
Subtotal	207,614.80	Outstanding Checks	0.00
Negative Adjustments	0.00		
		Ending Balance	207,614.80
Ending G/L Balance	207,614.80		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
10/31/2025		JE001086	Interest - Investments	Interest Earned	702.93	702.93	0.00
Total Deposits					702.93	702.93	0.00
Checks							
Total Checks							0.00
Adjustments							
Total Adjustments							0.00
Outstanding Deposits							
Total Outstanding Deposits							



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

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>002404 7554882 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

Statement Date: October 31, 2025

Account Number: *****4066

Customer Service Information



Client Care: 877-779-BANK (2265)



Web Site: www.bankunited.com



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



Customer Message Center

Please reference Statement Message section for important information regarding Funds Availability update, effective July 1, 2025.

PUBLIC FUND ANALYSIS CHECKING Account *****4066

Account Summary

Statement Balance as of 09/30/2025			\$42,421.48
Plus	1	Deposits and Other Credits	\$3,000.00
Less	11	Withdrawals, Checks, and Other Debits	\$11,020.88
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 10/31/2025			\$34,400.60

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
10/02/2025	CHECK #100139	\$5,416.67		\$37,004.81
10/08/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$25.92		\$36,978.89
10/08/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$220.87		\$36,758.02
10/08/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$33.17		\$36,724.85
10/08/2025	FRONTIER COMMUNI BILL PAY 21396158191 NORTHWOOD CDD	\$165.89		\$36,558.96

BankUnited, N.A.

Statement Date: October 31, 2025

Account Number: *****4066

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
10/14/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$20.68		\$36,538.28
10/14/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$36.84		\$36,501.44
10/21/2025	CHECK #1142	\$3,000.00		\$33,501.44
10/22/2025	RETURN POSITIVE PAY		\$3,000.00	\$36,501.44
10/23/2025	NORTHWOOD CDD PAYMENTJNL PINETRE45	\$200.00		\$36,301.44
10/28/2025	BANKUNITED, N.A. BU CC PMT 043000094249746 NORTHWOOD COMMUNITY	\$620.84		\$35,680.60
10/31/2025	CHECK #101044	\$1,280.00		\$34,400.60

Check Transactions

Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
1142	10/21	\$3,000.00	100139*	10/02	\$5,416.67	101044*	10/31	\$1,280.00

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

Balances by Date

Date	Balance	Date	Balance	Date	Balance
09/30	\$42,421.48	10/14	\$36,501.44	10/23	\$36,301.44
10/02	\$37,004.81	10/21	\$33,501.44	10/28	\$35,680.60
10/08	\$36,558.96	10/22	\$36,501.44	10/31	\$34,400.60

Other Balances

Minimum Balance this Statement Period	\$33,501.44
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P.O. Box 521599 Miami, FL 33152-1599

Page 3 of 4

Statement Date: October 31, 2025

Account Number: *****4066



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: October 31, 2025

Account Number: *****4066

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

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

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

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

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

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

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

For Consumer Customers Only

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1. Tell us your name and account number.
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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.





00000098

NORTHWOOD CDD 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		1142
DATE 10/15/2025		
PAY TO THE ORDER OF	CARLO DELA CRUZ	\$ **3,000.00
Three thousand and 00/100 ***** DOLLARS		
BANK UNITED NA		VOID AFTER 90 DAYS
MEMO DEPOSIT APPROVED		
 		
#001142# 1267090594# 9856244066#		
#1142	10/21/2025	\$3,000.00

NORTHWOOD CDD 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		100139
DATE 09/23/2025		
PER MATERIAL		
PAY TO THE ORDER OF	INFRAMARK LLC	\$ 5,416.67
Five Thousand Four Hundred Sixteen Dollars and Sixty-Seven Cents		
DOLLARS		
MEMO: 1st 02394; Inv 142656		
		
#100139# 1267090594# 9856244066#		#000541667#
#100139	10/02/2025	\$5,416.67

NORTHWOOD CDD 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		101044
DATE 10/27/2025		
PAY TO THE ORDER OF	Christopher Cole	\$ **1,280.00
One thousand two hundred eighty and 00/100 ***** DOLLARS		
Christopher Cole 3011 Snow Ln Oxford, AL 36203		
 		
#101044# 1267090594# 9856244066#		
#101044	10/31/2025	\$1,280.00





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

Page 1 of 3

>002779 7551657 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

Statement Date: October 31, 2025

Account Number: *****4139

Customer Service Information



Client Care: 877-779-BANK (2265)



Web Site: www.bankunited.com



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



Customer Message Center

Please reference Statement Message section for important information regarding Funds Availability update, effective July 1, 2025.

PF RELATIONSHIP PRICED MMA Account *****4139

Account Summary

Statement Balance as of 09/30/2025			\$127,819.74
Plus	0	Deposits and Other Credits	\$0.00
Less	1	Withdrawals, Checks, and Other Debits	\$25,000.00
Less		Service Charge	\$0.00
Plus		Interest Paid	\$357.53
Statement Balance as of 10/31/2025			\$103,177.27

Interest Summary

Interest Paid this Statement Period	\$357.53
Interest Paid Year to Date	\$4,105.24

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
10/14/2025	WEB TFR TO 009856774197 WEB RF#160735002387	\$25,000.00		\$102,819.74
10/31/2025	Interest Paid		\$357.53	\$103,177.27

BankUnited, N.A.

Statement Date: **October 31, 2025**

Account Number: *****4139

Balances by Date

Date	Balance	Date	Balance	Date	Balance
09/30	\$127,819.74	10/14	\$102,819.74	10/31	\$103,177.27

Other Balances

Minimum Balance this Statement Period	\$102,819.74
---------------------------------------	--------------



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

Page 3 of 3

Statement Date: October 31, 2025

Account Number: *****4139

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

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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.

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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.



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We appreciate your business.



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

Page 1 of 6

>001537 7551660 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

Statement Date: October 31, 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 09/30/2025			\$120,270.39
Plus	8	Deposits and Other Credits	\$46,610.21
Less	46	Withdrawals, Checks, and Other Debits	\$114,227.25
Less		Service Charge	\$33.00
Plus		Interest Paid	\$0.00
Statement Balance as of 10/31/2025			\$52,620.35

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
10/02/2025	CHECK #100024	\$6,574.07		\$113,696.32
10/02/2025	CHECK #100025	\$300.00		\$113,396.32
10/03/2025	BANKUNITED RECREDIT CK100036 NORTHWOOD CDD		\$78.75	\$113,475.07
10/03/2025	BANKUNITED RECREDIT 5623 Northwood Community De		\$3,264.27	\$116,739.34
10/03/2025	CHECK #100023	\$140.00		\$116,599.34
10/03/2025	CHECK #100029	\$207.47		\$116,391.87

BankUnited, N.A.

Statement Date: October 31, 2025

Account Number: *****4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
10/03/2025	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,264.27		\$113,127.60
10/03/2025	AVIDPAY SERVICE AVIDPAY CK100036 NORTHWOOD CDD	\$78.75		\$113,048.85
10/06/2025	WASTE CONNECTION WEB_PAY 05065474100325 BANK UNITED NORTHWOOD	\$50.00		\$112,998.85
10/06/2025	CHECK #100027	\$697.91		\$112,300.94
10/07/2025	CHECK #100033	\$1,684.00		\$110,616.94
10/09/2025	CHECK #100034	\$1,200.00		\$109,416.94
10/10/2025	CHECK #1004	\$100.00		\$109,316.94
10/14/2025	WEB TFR FR 009856244139 160735002387 WEB RF#160735002387		\$25,000.00	\$134,316.94
10/14/2025	CHECK #1005	\$25,956.00		\$108,360.94
10/14/2025	CHECK #100026	\$116.00		\$108,244.94
10/14/2025	CHECK #100028	\$5,351.39		\$102,893.55
10/14/2025	CHECK #100030	\$2,500.00		\$100,393.55
10/15/2025	OUTGOING DOM WIRE: NORTHWOOD C DD	\$3,264.27		\$97,129.28
10/15/2025	OUTGOING DOM WIRE FEE	\$12.00		\$97,117.28
10/15/2025	BANKUNITED RECREDIT 189069736 INFRAMARKCMS (INFRAMAR		\$78.75	\$97,196.03
10/15/2025	CHECK #100031	\$78.75		\$97,117.28
10/15/2025	CHECK #100032	\$390.00		\$96,727.28
10/15/2025	CHECK #100035	\$78.75		\$96,648.53
10/15/2025	AVIDPAY CORP COLL 189069736 INFRAMARKCMS (INFRAMAR	\$78.75		\$96,569.78
10/16/2025	BANKUNITED RECREDIT CK100037 NORTHWOOD CDD		\$5,579.16	\$102,148.94
10/16/2025	BANKUNITED RECREDIT CK100038 NORTHWOOD CDD		\$6,166.04	\$108,314.98
10/16/2025	AVIDPAY SERVICE AVIDPAY CK100037	\$5,579.16		\$102,735.82



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

Page 3 of 6

Statement Date: October 31, 2025

Account Number: *****4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	NORTHWOOD CDD			
10/16/2025	AVIDPAY SERVICE AVIDPAY CK100038 NORTHWOOD CDD	\$6,166.04		\$96,569.78
10/17/2025	BANKUNITED RECREDIT 5623 Northwood Community De		\$2,977.24	\$99,547.02
10/17/2025	DECISION HR USA PAYROLL 5623 Northwood Community De	\$2,977.24		\$96,569.78
10/21/2025	CHECK #1008	\$900.00		\$95,669.78
10/21/2025	FRONTIER COMMUNI BILL PAY 21427163731 BANKUNITED NORTHWOOD C	\$528.50		\$95,141.28
10/21/2025	AVIDPAY CORP COLL 190292742 INFRAMRK	\$6,166.04		\$88,975.24
10/21/2025	AVIDPAY CORP COLL 190292758 INFRAMRK	\$5,579.16		\$83,396.08
10/22/2025	WASTE CONNECTION WEB_PAY 05567755102125 BANK UNITED NORTHWOOD	\$12,760.00		\$70,636.08
10/22/2025	WASTE CONNECTION WEB_PAY 05567756102125 BANK UNITED NORTHWOOD	\$174.63		\$70,461.45
10/22/2025	DECISION HR USA PAYROLL 5623 Northwood Community De	\$2,977.24		\$67,484.21
10/22/2025	AVIDPAY SERVICE AVIDPAY CK100041 NORTHWOOD CDD	\$390.02		\$67,094.19
10/22/2025	AVIDPAY SERVICE AVIDPAY CK100045 NORTHWOOD CDD	\$78.75		\$67,015.44
10/22/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$9,979.55		\$57,035.89
10/23/2025	CHECK #1006	\$175.00		\$56,860.89
10/24/2025	CHECK #1007	\$600.00		\$56,260.89
10/24/2025	CHECK #100040	\$800.00		\$55,460.89

BankUnited, N.A.

Statement Date: October 31, 2025

Account Number: *****4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
10/28/2025	CHECK #1014	\$200.00		\$55,260.89
10/28/2025	CHECK #100039	\$150.00		\$55,110.89
10/29/2025	CHECK #1012	\$200.00		\$54,910.89
10/29/2025	CHECK #1013	\$200.00		\$54,710.89
10/29/2025	CHECK #100044	\$1,684.00		\$53,026.89
10/29/2025	FRONTIER COMMUNI BILL PAY 10013371171 BANKUNITED NORTHWOOD C	\$99.99		\$52,926.90
10/30/2025	Customer Deposit		\$3,466.00	\$56,392.90
10/30/2025	CHECK #1015	\$200.00		\$56,192.90
10/30/2025	CHECK #100042	\$61.00		\$56,131.90
10/31/2025	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,478.55		\$52,653.35
10/31/2025	Service Charge	\$33.00		\$52,620.35

Check Transactions

Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
1004	10/10	\$100.00	100023*	10/03	\$140.00	100032	10/15	\$390.00
1005	10/14	\$25,956.00	100024	10/02	\$6,574.07	100033	10/07	\$1,684.00
1006	10/23	\$175.00	100025	10/02	\$300.00	100034	10/09	\$1,200.00
1007	10/24	\$600.00	100026	10/14	\$116.00	100035	10/15	\$78.75
1008	10/21	\$900.00	100027	10/06	\$697.91	100039*	10/28	\$150.00
1012*	10/29	\$200.00	100028	10/14	\$5,351.39	100040	10/24	\$800.00
1013	10/29	\$200.00	100029	10/03	\$207.47	100042*	10/30	\$61.00
1014	10/28	\$200.00	100030	10/14	\$2,500.00	100044*	10/29	\$1,684.00
1015	10/30	\$200.00	100031	10/15	\$78.75			

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

Balances by Date

Date	Balance	Date	Balance	Date	Balance	Date	Balance
09/30	\$120,270.39	10/09	\$109,416.94	10/22	\$57,035.89	10/30	\$56,131.90
10/02	\$113,396.32	10/10	\$109,316.94	10/23	\$56,860.89	10/31	\$52,620.35
10/03	\$113,048.85	10/14	\$100,393.55	10/24	\$55,460.89		
10/06	\$112,300.94	10/15	\$96,569.78	10/28	\$55,110.89		
10/07	\$110,616.94	10/21	\$83,396.08	10/29	\$52,926.90		



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

Statement Date: **October 31, 2025**

Account Number: *****4197

Other Balances

Minimum Balance this Statement Period	\$52,620.35
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Statement Date: October 31, 2025

Account Number: *****4197

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3. Tell us the dollar amount of the suspected error.

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**Member
FDIC**



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

Last Statement:
Statement Ending:
Page:

September 30, 2025
October 31, 2025
1 of 2

38036 M0656DDA110125104112 08 000000000 228357 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: 10/01/25 - 10/31/25

NORTHWOOD COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$206,911.87		\$702.93		\$0.00		\$207,614.80

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$206,911.87
10/31	INTEREST CREDIT		\$702.93	\$207,614.80
Ending Balance				\$207,614.80

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$206,911.00	Annual % Yield Earned	4.07%
Year-to-Date Interest Paid	\$7,166.87	Interest Paid	\$702.93

OVERDRAFT FEES

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



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

Account Number:

XXXXXX4615

Statement Date:

10/31/2025

Page :

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.





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

AGENCY ACCOUNT 231341
10/01/2025 - 10/31/2025

Page 1 of 1

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

Participant Return 10/31/2025 : 4.29 %

Date	Transaction Type	Description	Amount	Balance
10/01/2025	BEGINNING BALANCE			307,416.17
10/31/2025	EARNED INCOME	INTEREST	1,119.39	308,535.56
	Totals:		1,119.39	308,535.56

NORTHWOOD
Community Development District

Trend Report - General Fund

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

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Actual Thru 10/31/2025	Projected Next 11 Mths	FY2026 Total	Adopted Budget	% of Budget
Revenues																		
361001	Interest - Investments	\$ 2,180	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 2,181	\$ 13,749	\$ 15,930	\$ 15,000	106%
347010	Room Rentals	-	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	-	18,337	18,337	20,000	92%
363010	Special Assmnts- Tax Collector	3,466	162,102	405,256	81,051	81,051	81,051	-	-	-	-	-	-	3,466	810,511	813,977	810,512	100%
Total Revenues		5,646	165,019	408,173	83,968	83,968	83,968	2,917	2,917	2,917	2,917	2,917	2,917	5,647	842,597	848,244	845,512	100%
Expenditures																		
Administrative																		
511100	Supervisor Fees	1,000	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,000	12,837	13,837	14,000	99%
531146	District Counsel	127	833	833	833	833	833	833	833	833	833	833	833	127	9,163	9,290	10,000	93%
531147	District Engineer	-	833	833	833	833	833	833	833	833	833	833	833	-	9,163	9,163	10,000	92%
531150	District Manager	5,579	5,579	5,579	5,579	5,579	5,579	5,579	5,579	5,579	5,579	5,579	5,579	5,579	61,369	66,948	66,950	100%
532002	Auditing Services	-	500	500	500	500	500	500	500	500	500	500	500	-	5,500	5,500	6,000	92%
534215	Onsite Staff	9,720	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	9,720	76,087	85,807	83,000	103%
545002	Insurance - General Liability	4,511	399	399	399	399	399	399	399	399	399	399	399	4,511	4,389	8,900	4,788	186%
545008	Public Officials Insurance	5,492	486	486	486	486	486	486	486	486	486	486	486	5,492	5,346	10,838	5,829	186%
545009	Insurance -Property & Casualty	15,611	1,371	1,371	1,371	1,371	1,371	1,371	1,371	1,371	1,371	1,371	1,371	15,611	15,081	30,692	16,447	187%
545013	Insurance - Crime	342	42	42	42	42	42	42	42	42	42	42	42	342	462	804	500	161%
548002	Legal Advertising	19	167	167	167	167	167	167	167	167	167	167	167	19	1,837	1,856	2,000	93%
554020	Dues, Licenses, Subscriptions	535	250	250	250	250	250	250	250	250	250	250	250	535	2,750	3,285	3,000	110%
Total Administrative		42,936	18,544	18,544	18,544	18,544	18,544	18,544	18,544	18,544	18,544	18,544	18,544	42,936	203,984	246,920	222,514	111%
Utility Services																		
541009	Amenity Internet	267	832	832	832	832	832	832	832	832	832	832	832	267	9,152	9,419	9,980	94%
543018	Water/Waste	479	683	683	683	683	683	683	683	683	683	683	683	479	7,513	7,992	8,200	97%
543041	Utility - Electric	10,009	9,394	9,394	9,394	9,394	9,394	9,394	9,394	9,394	9,394	9,394	9,394	10,009	103,334	113,343	112,730	101%
Total Utility Services		10,755	10,909	10,909	10,909	10,909	10,909	10,909	10,909	10,909	10,909	10,909	10,909	10,755	119,999	130,754	130,910	100%
Other Physical Environment																		
534062	Contracts-Landscape Consultant	390	390	390	390	390	390	390	390	390	390	390	390	390	4,290	4,680	4,680	100%
534171	Contracts - Landscape	6,166	6,695	6,695	6,695	6,695	6,695	6,695	6,695	6,695	6,695	6,695	6,695	6,166	73,645	79,811	80,336	99%
538001	Stormwater Assessment	-	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	-	18,337	18,337	20,000	92%
546036	R&M-Other Landscape	875	167	167	167	167	167	167	167	167	167	167	167	875	1,837	2,712	2,000	136%
546042	Aquatic Maintenance	1,684	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,684	19,910	21,594	21,722	99%
546099	R&M-Tree Trimming	-	833	833	833	833	833	833	833	833	833	833	833	-	9,163	9,163	10,000	92%
546930	Irrigation Maintenance	-	250	250	250	250	250	250	250	250	250	250	250	-	2,750	2,750	3,000	92%
568186	Reserve - Undesignated	-	8,125	8,125	8,125	8,125	8,125	8,125	8,125	8,125	8,125	8,125	8,125	-	89,375	89,375	97,500	92%

NORTHWOOD
Community Development District

Trend Report - General Fund

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

Acct No.	Account Description	Oct Actual	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL				
														Actual Thru 10/31/2025	Projected Next 11 Mths	FY2026 Total	Adopted Budget	% of Budget
	Total Other Physical Environment	9,115	19,937	19,937	19,937	19,937	19,937	19,937	19,937	19,937	19,937	19,937	19,937	9,115	219,307	228,422	239,238	95%
	<u>Capital Expenditures & Projects</u>																	
531013	Engineering	-	50	50	50	50	50	50	50	50	50	50	50	-	550	550	600	92%
531023	Legal Services	-	50	50	50	50	50	50	50	50	50	50	50	-	550	550	600	92%
531053	Planning and Design	-	50	50	50	50	50	50	50	50	50	50	50	-	550	550	600	92%
549900	Misc-Contingency	45	50	50	50	50	50	50	50	50	50	50	50	45	550	595	600	99%
563049	Infrastructure	-	50	50	50	50	50	50	50	50	50	50	50	-	550	550	600	92%
	Total Capital Expenditures & Projects	45	250	250	250	250	250	250	250	250	250	250	250	45	2,750	2,795	3,000	93%
	<u>Parks and Recreation</u>																	
531116	Security Patrol Services	2,550	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	2,550	20,625	23,175	22,500	103%
531170	Pest Control	-	92	92	92	92	92	92	92	92	92	92	92	-	1,012	1,012	1,100	92%
53800	Janitorial Cleaning	975	417	417	417	417	417	417	417	417	417	417	417	975	4,587	5,562	5,000	111%
546015	R&M-Clubhouse	-	250	250	250	250	250	250	250	250	250	250	250	-	2,750	2,750	3,000	92%
546074	R&M-Pools	800	833	833	833	833	833	833	833	833	833	833	833	800	9,163	9,963	10,000	100%
546237	Pool Furniture repair & replacement	-	333	333	333	333	333	333	333	333	333	333	333	-	3,663	3,663	4,000	92%
546414	Recreation / Park Facility Maintenance	-	167	167	167	167	167	167	167	167	167	167	167	-	1,837	1,837	2,000	92%
546479	Security System Monitoring & Maint.	2,318	833	833	833	833	833	833	833	833	833	833	833	2,318	9,163	11,481	10,000	115%
546495	Pavement/Signage/Wall Repairs	-	208	208	208	208	208	208	208	208	208	208	208	-	2,288	2,288	2,500	92%
546913	Garbage Collection	12,935	13,563	13,563	13,563	13,563	13,563	13,563	13,563	13,563	13,563	13,563	13,563	12,935	149,193	162,128	162,750	100%
549022	Event Planning	-	583	583	583	583	583	583	583	583	583	583	583	-	6,413	6,413	7,000	92%
549052	Special Events	-	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	13,750	13,750	15,000	92%
549411	Community Enhancement Projects	-	250	250	250	250	250	250	250	250	250	250	250	-	2,750	2,750	3,000	92%
552003	Op Supplies - Clubhouse	-	167	167	167	167	167	167	167	167	167	167	167	-	1,837	1,837	2,000	92%
	Total Parks and Recreation	19,578	20,821	20,821	20,821	20,821	20,821	20,821	20,821	20,821	20,821	20,821	20,821	19,578	229,031	248,609	249,850	100%
	Total Expenditures	82,429	70,461	70,461	70,461	70,461	70,461	70,461	70,461	70,461	70,461	70,461	70,461	82,429	775,071	857,500	845,512	101%
	Excess (deficiency) of revenues																	
	Over (under) expenditures	\$ (76,783)	\$ 94,558	\$ 337,712	\$ 13,507	\$ 13,507	\$ 13,507	\$ (67,544)	\$ (67,544)	\$ (67,544)	\$ (67,544)	\$ (67,544)	\$ (67,544)	(76,782)	67,526	(9,256)	-	0%
391000	Fund Balance, Beginning (Oct 1, 2025)													748,406	-	748,406	748,406	
	Fund Balance, Ending													\$ 671,624	\$ 67,526	\$ 739,150	\$ 748,406	

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(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	100036	10/02/25	V00228	BUSINESS OBSERVER INC	25-01842P	Advertising	Advertising - Meeting Schedule	548002-51301	\$78.75
001	100037	10/15/25	V00158	INFRAMARK LLC	160695	DISTRICT INVOICE OCT 25	District Manager	531150-51301	\$5,579.16
001	100038	10/15/25	V00010	LANDSCAPE MAINTENANCE	361538	Landscape Maintenance October 2025	Contracts - Landscape	534171-53908	\$6,166.04
001	100039	10/15/25	V00221	BIG DOG SERVICES LLC	100125-	FHP - Scheduling	Security Patrol Services	531116-57201	\$150.00
001	100040	10/15/25	V00218	INGENUITY POOL SERVICES LLC	1003	Monthly Pool Service	Monthly Pool Service - OCT 25	546074-57201	\$800.00
001	100041	10/21/25	V00010	LANDSCAPE MAINTENANCE	349832	Irrigation Repairs	Irrigation Maintenance	546930-53908	\$390.02
001	100042	10/21/25	V00081	STRALEY ROBIN VERICKER	27175	Legal Services AUG 25	District Counsel	531146-51301	\$61.00
001	100043	10/21/25	V00179	OLM, INC.	45958	LANDSCAPE INSPECTION OCT 25	Contracts-Landscape Consultant	534062-53908	\$390.00
001	100044	10/21/25	V00193	AQUATIC WEED CONTROL, INC.	114635	AQUATIC MAINTENANCE OCT 25	Aquatic Maintenance	546042-53908	\$1,684.00
001	100045	10/21/25	V00228	BUSINESS OBSERVER INC	25-01978P	Legal Adverting - Annual Meeting Ad	Legal Adverting - FY 26 Meeting Schedule	548002-51301	\$78.75
001	100046	10/23/25	V00021	JOHNSON CONTROLS SECURITY	41789724	QUARTERLY BILLING NOV 25 - JAN 26	Security System Monitoring & Maint.	546479-57201	\$1,682.68
001	100047	10/30/25	V00077	SPEAREM ENTERPRISES	6278	Post Event Cleaning	Janitorial Cleaning	53800-57201	\$975.00
001	100048	10/30/25	V00081	STRALEY ROBIN VERICKER	27350	PROF SVCS THRU SEPT 25	District Counsel	531146-51301	\$126.50
001	100049	10/30/25	V00217	FRANCISCO M MONSERRATE	102325-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100049	10/30/25	V00217	FRANCISCO M MONSERRATE	102225-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100049	10/30/25	V00217	FRANCISCO M MONSERRATE	102125-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100049	10/30/25	V00217	FRANCISCO M MONSERRATE	102825-	Security Patrol Services	Security Patrol Services	531116-57201	\$300.00
001	1005	10/09/25	V00042	EGIS INSURANCE	29653	POLICY 100125729 10/1-10/1/26	Insurance - General Liability	545002-51325	\$4,511.00
001	1005	10/09/25	V00042	EGIS INSURANCE	29653	POLICY 100125729 10/1-10/1/26	Insurance -Property & Casualty	545009-51325	\$15,611.00
001	1005	10/09/25	V00042	EGIS INSURANCE	29653	POLICY 100125729 10/1-10/1/26	Public Officials Insurance	545008-51325	\$5,492.00
001	1005	10/09/25	V00042	EGIS INSURANCE	29653	POLICY 100125729 10/1-10/1/26	Insurance - Crime	545013-51325	\$342.00
001	1006	10/15/25	V00023	FLORIDA COMMERCE	92396	DUES	Dues, Licenses, Subscriptions	554020-51301	\$175.00
001	1007	10/15/25	V00217	FRANCISCO M MONSERRATE	092925-	FHP Patrol	Security Patrol Services	531116-57201	\$300.00
001	1007	10/15/25	V00217	FRANCISCO M MONSERRATE	093025-	FHP Patrol	Security Patrol Services	531116-57201	\$300.00
001	1008	10/15/25	V00219	JAMES E. LA ROSE JR. 181	092425-	FHP Patrol	Security Patrol Services	531116-57201	\$300.00
001	1008	10/15/25	V00219	JAMES E. LA ROSE JR. 181	090425-	FHP Patrol	Security Patrol Services	531116-57201	\$300.00
001	1008	10/15/25	V00219	JAMES E. LA ROSE JR. 181	091725-	FHP Patrol	Security Patrol Services	531116-57201	\$300.00
001	1011	10/21/25	V00217	FRANCISCO M MONSERRATE	101525-FM	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	1011	10/21/25	V00217	FRANCISCO M MONSERRATE	101425-FM	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	1011	10/21/25	V00217	FRANCISCO M MONSERRATE	100925-FM	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	1012	10/23/25	V00163	BARBARA CRUZ	BC-102025	BOARD 10/20/25	Supervisor Fees	511100-51101	\$200.00
001	1013	10/23/25	V00155	BRIAN QUIGLEY	BQ-102025	BOARD 10/20/25	Supervisor Fees	511100-51101	\$200.00
001	1014	10/23/25	V00194	GERSSON G. PEREZ	GP-102025	BOARD 10/20/25	Supervisor Fees	511100-51101	\$200.00
001	1015	10/23/25	V00107	MIMIEAUX KILPATRICK	MK-102025	BOARD 10/20/25	Supervisor Fees	511100-51101	\$200.00
001	300020	10/03/25	V00031	PASCO COUNTY UTILITIES SERVICE	2307694 ACH	WATER	Water/Waste	543018-53600	\$25.92
001	300022	10/06/25	V00031	PASCO COUNTY UTILITIES SERVICE	23077742- ACH	WATER	Water/Waste	543018-53600	\$33.17
001	300023	10/06/25	V00074	FRONTIER COMMUNICATIONS	091325-08-5 ACH	INTERNET/PHONE	PHONE	541009-57201	\$165.89
001	300025	10/09/25	V00082	TAMPA ELECTRIC COM	091925-4130-ACH	SVC 08/15/25-09/15/25	ELECTRIC	543041-53100	\$22.32
001	300026	10/09/25	V00082	TAMPA ELECTRIC COM	091925-1545-ACH	SVC 08/15/25-09/15/25	ELECTRIC	543041-53100	\$39.77
001	300027	10/17/25	V00048	WASTE CONNECTIONS	8425638W425 ACH	GARBAGE COLLECTION OCT 25	Garbage Collection	546913-57201	\$12,760.00
001	300028	10/01/25	V00048	WASTE CONNECTIONS	8427051W425	GARBAGE REPLACEMENT CAN	Garbage Collection	546913-57201	\$50.00
001	300029	10/17/25	V00074	FRONTIER COMMUNICATIONS	092625-23-5 ACH	Amenity Internet	Amenity Internet	541009-53150	\$528.50
001	300030	10/17/25	V00082	TAMPA ELECTRIC COM	100325-0001 ACH	svc 08/15-19/15/25	ELECTRIC	543041-53150	\$9,979.55
001	300031	10/17/25	V00156	DECISIONHR IX	250056230021 ACH	PAYROLL 10/2025	PAYROLL	534215-51301	\$2,977.24
001	300032	10/27/25	V00074	FRONTIER COMMUNICATIONS	100425-4225 ACH	Amenity Internet	Amenity Internet	541009-53150	\$99.99
001	300033	10/03/25	V00156	DECISIONHR IX	250056230020 ACH	PAYROLL 10/2025	PAYROLL	534215-51301	\$3,264.27
001	300034	10/24/25	V00031	PASCO COUNTY UTILITIES SERVICE	23267397 ACH	Utility-Water	Water/Waste	543018-53150	\$34.42
001	300035	10/30/25	V00031	PASCO COUNTY UTILITIES SERVICE	23266612 ACH	Utility-Water	Water/Waste	543018-53150	\$32.32
001	300036	10/24/25	V00048	WASTE CONNECTIONS	8480695W425 ACH	GARBAGE	Garbage Collection	546913-57201	\$12,760.00
001	300037	10/24/25	V00048	WASTE CONNECTIONS	2032413W426 ACH	GARBAGE	Garbage Collection	546913-57201	\$174.63
001	DD101	10/23/25	V00184	BRIAN MUNARI-EFT	BM-102025-EFT	BOARD 10/20/25	Supervisor Fees	511100-51101	\$200.00
Fund Total									\$91,840.89

Total Checks Paid	\$91,840.89
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Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Job Name: _____
Customer Number: 1406 Customer: NORTHWOOD CDD
Technician: CJAY
Date: 10/23/2025 Time: 12:01 PM
Customer Signature: _____

[illegible]

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

☒ Alligator	☐ Catfish	☐ Gallinules	☐ Osprey	☐ Woodstork
☐ Anhinga	☐ Coots	☐ Gambusia	☐ Otter	☐ _____
☐ Bass	☐ Cormorant	☒ Herons	☐ Snakes	☐ _____
☐ Bream	☐ Egrets	☒ Ibis	☐ Turtles	

☐ Arrowhead ☐ Bulrush ☐ Golden Canna
☐ Bacopa ☐ Chara ☐ Gulf Spikerush
☐ Blue Flag Iris ☐ Cordgrass ☐ Lily

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐ _____







Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Job Name: _____
Customer Number: 1406 Customer: NORTHWOOD CDD
Technician: CJAY
Date: 10/23/2025 Time: 10:21 AM
Customer Signature: _____

[illegible]

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

☒ Alligator	☐ Catfish	☐ Gallinules	☐ Osprey	☐ Woodstork
☐ Anhinga	☐ Coots	☐ Gambusia	☐ Otter	☐ _____
☐ Bass	☐ Cormorant	☒ Herons	☐ Snakes	☐ _____
☐ Bream	☐ Egrets	☒ Ibis	☐ Turtles	

☐ Arrowhead ☐ Bulrush ☐ Golden Canna
☐ Bacopa ☐ Chara ☐ Gulf Spikerush
☐ Blue Flag Iris ☐ Cordgrass ☐ Lily

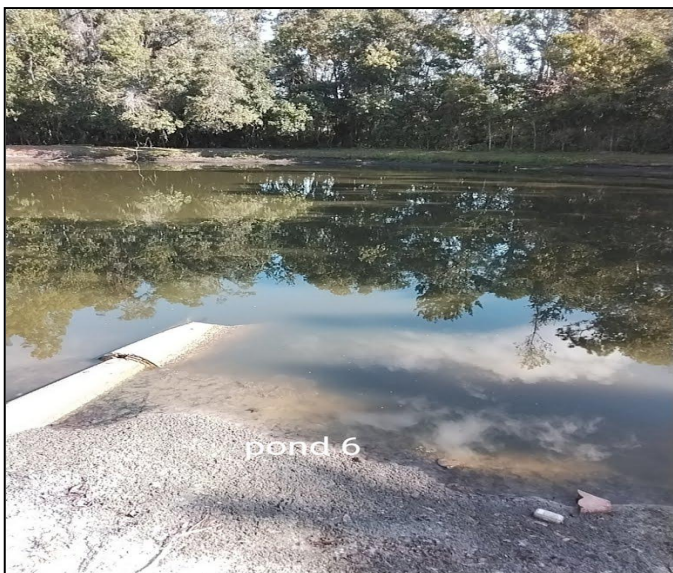
☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐ _____







Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Job Name: _____
Customer Number: 1406 Customer: NORTHWOOD CDD
Technician: CJAY
Date: 10/23/2025 Time: 01:32 PM
Customer Signature: _____

[illegible]

Trees and bushes need to be trimmed back on ponds 4,6,19,23,26 it's restricting the accessibility around the ponds

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

☒ Alligator	☐ Catfish	☐ Gallinules	☐ Osprey	☐ Woodstork
☐ Anhinga	☒ Coots	☐ Gambusia	☐ Otter	☐ _____
☐ Bass	☐ Cormorant	☒ Herons	☐ Snakes	☐ _____
☐ Bream	☐ Egrets	☒ Ibis	☒ Turtles	

☐ Arrowhead ☐ Bulrush ☐ Golden Canna
☐ Bacopa ☐ Chara ☐ Gulf Spikerush
☐ Blue Flag Iris ☐ Cordgrass ☐ Lily

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐ _____









Customer Information Update

Updated Customer Information-

Organization Name: _____

Management Co: _____

Billing Address:

Address: _____ City: _____ State: _____ Zip: _____

Site/Treatment Address:

Address: _____ City: _____ State: _____ Zip: _____

On Site Contact Name: _____

Phone: _____ Fax: _____

Email: _____

Contact Information:

Accounting Contact Name: _____

Phone: _____ Fax: _____

Email: _____

Preferences:

Invoices

Mail ☐

E-Mail ☐

Service Reports

Mail ☐

E-mail ☐

Fax ☐

Purchase Order Required

Yes ☐ # _____

No ☐

Any additional information that may be helpful _____

Please return to our office at your earliest convenience.

Mailing: Aquatic Weed Control, Inc.
PO Box 593258
Orlando, FL 32859

Fax: 407-859-3275

Email: dbertakis@aquaticweedcontrol.net



NORTHWOOD CDD

LANDSCAPE INSPECTION

November 5, 2025

ATTENDING:

JEN LAVELLE – NORTHWOOD CDD

ALEX FIGUEROA – LMP

BILL CONRAD – LMP

PAUL WOODS – OLM, INC

SCORE: 97.5%

**NEXT INSPECTION
DECEMBER 3, 2025 AT 8:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Shear prune Angelonia and liquid fertilize to improve vigor.
2. Use a flat shovel to relocate excess gravel stone to cover bare areas.
3. Rejuvenate prune Fountain Grass at the a/c enclosure and play court.
4. Confirm irrigation coverage on the narrow grass strip between tennis court and soccer goal.

NORTHWOOD PALMS BOULEVARD

5. Remove dead plant material.
6. Redistribute bed mulch when displaced by mower/blower activity.
7. Preserve monument at Coral Springs Drive: Remove the Pothos vine from the stucco.
8. Caladesi Park: Remove windfall and debris from fall zone during weekly visits.
9. Remove Spanish Moss up to 15 feet from common area trees.
10. Improve fertility to Dwarf Ixora along the southbound right-of-way.
11. Prune Philodendron extending out over bed edges.
12. Remove Spanish Moss up to 15 feet from Pine and Cypress tree stands along the southbound right-of-way.
13. Control broadleaf weeds in turf. Improve turf growth near the park bench on the southbound right-of-way.
14. Remove the shopping cart on the west side frontage.

15. Edge soft line to reveal the fog line at the westbound turn lane. Control crack weeds.
16. **Confirm all palm fertilizations are complete. Confirm Canary Island Date Palms are fertilized sufficient enough to improve overall color and growth habit.**
17. Breakers Drive intersection: Use a pole saw to elevate the downward Oak tree growth off the street sign.

CATEGORY III: IMPROVEMENTS – PRICING

NONE

CATEGORY IV: NOTES TO OWNER

1. Contractor reports biweekly mowing will occur the 1st and 3rd weeks of November and December.

CATEGORY V: NOTES TO CONTRACTOR

NONE

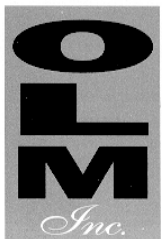
cc: Jen Lavelle northwood.manager@outlook.com
 Christina Newsome christina.newsome@inframark.com
 Aleisha Santiago aleisha.santiago@inframark.com
 Scott Carlson scott.carlson@lmppro.com
 Alex Figueroa alex.figueroa@lmppro.com
 Bill Conrad bill.conrad@lmppro.com
 Kevin Pajala Kevin.pajala@lmppro.com

NORTHWOOD CDD

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	-2	Woodlines, Spanish moss, dead plant removal
CLEANLINESS	10		
MULCHING	5	-1	Redistribution
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-1	Maintain Angelonia
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 11-5-25 Score: 97.5% *Performance Payment™* 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

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

Wednesdays 3pm - 4pm

Fridays 12:30pm-7:30pm

Free Low-Impact Chair Pilates

Fridays 8am-8:45am

Please see:

- October Calendar, October Sales, October Rentals & October Party Supply Usage Chart *Note: Each rental fee includes a \$100 cleaning charge. Of that amount, \$75 is paid to the cleaning service, and \$25 is retained by the CDD. For October, the CDD's total earnings from the cleaning portion were \$75.00. After deducting the October supply expenses of \$7.99, the net amount earned is \$67.01.*
- **Fiscal Year Sales (October 2025-September 2026)**
In the first month of this fiscal year, Northwood CDD completed 14 transactions, totaling \$4,725.00 in net sales.
- Tentative November Calendar
- October Incident Reports
- Plumbing Quote

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 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 9am - Landscape Advisory 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 3pm - Into the Light 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:

Jen Lavelle, Onsite Manager
 Square Transactions: October FY26

Date	Time	Description	Amount
Wednesday, October 1, 2025	10:08 am	Clubhouse Reserved: November 2, 2025 NR Deposit	\$500.00
Wednesday, October 1, 2025	10:10 am	Clubhouse Reserved: December 13, 2025 Resident Deposit & Rental Fee	\$500.00
Wednesday, October 1, 2025	1:02 pm	Into the Light Performing Arts 16hrs of Rental Time	\$300.00
Friday, October 3, 2025	10:29 pm	Clubhouse Reserved: December 27, 2025 NR Deposit	\$500.00
Monday, October 6, 2025	5:11 pm	Clubhouse Reserved: October 18, 2025 Resident Rental Fee	\$300.00
Wednesday, October 8, 2025	10:00 am	Invoice #000041-R-0019: Monthly Subscription Core Martial Arts	\$400.00
Monday, October 13, 2025	4:25 pm	Invoice #000078: Monthly Subscription Drama Kids FL	\$325.00
Tuesday, October 14, 2025	4:58 pm	Invoice #000079: Tennis Court Rental Monthly Subscription	\$300.00
Wednesday, October 15, 2025	12:04 pm	Into the Light Performing Arts 8 hrs of Rental Time	\$150.00
Monday, October 20, 2025	3:17 pm	Refund of Security Deposit (Clubhouse) October 18 Resident Rental	(\$200.00)
Thursday, October 23, 2025	10:56 am	Into the Light Performing Arts 8 hrs of Rental Time	\$150.00
Friday, October 24, 2025	10:08 am	Clubhouse Reserved: November 1, 2025 Resident Rental Fee	\$300.00
Friday, October 31, 2025	9:11 am	Clubhouse Reserved: November 2, 2025 NR Rental Fee	\$600.00
Friday, October 31, 2025	5:24 pm	Clubhouse Reserved: November 15, 2025 NR Rental Fee	\$600.00

October FY26
Jen Lavelle, Onsite Manager
Event Inventory Usage & Cost Summary

Usage Chart

Item	Oct 11	Oct 12	Oct 18	Oct 25	Total Used
Paper Towels	1	0	0	0	1 roll
Toilet Paper	2	1	0	0	3 rolls
Sponges	1	1	1	1	4 sponges
Sanitary Strips	2	2	2	2	8 strips

Cost Summary Chart

Item	Total Used	Cost per Unit	Total Cost
Paper Towels Brand: Bounty	1 roll	\$3.20	\$3.20
Toilet Paper Brand: Charmin	3 rolls	\$0.98	\$2.95
Sponges	4 sponges	\$0.42	\$1.67
Sanitary Strips	8 strips	\$0.02	\$0.18

✓ **Total Spent:**

$\$3.20 + \$2.95 + \$1.67 + \$0.18 = \$7.99$ total

Incident Report: Pothole

Date of Incident: October 8, 2025

Location: Southbound lane of Northwood Palms Boulevard

Description of Incident:

A pothole was observed in the southbound lane of Northwood Palms Boulevard.

Action Taken:

The issue was reported to the county for repair.

Status:

Closed. Repair completed on October 9, 2025

Prepared by:

Jen Lavelle, Onsite Manager

INCIDENT REPORT

Date of Incident: Thursday, October 9, 2025

Time: Approximately 5:40 PM (Evening Shift)

Location: Grassy area between the sidewalk and street near the entrance to Northwood from County Line Road, right-hand side before New Smyrna Road

Description of Incident:

While performing cleanup duties by picking up palm fronds and branches that had fallen from tall palm trees, I was collecting the debris from both the grassy area and the street to ensure public and vehicle safety. I had been piling the palm fronds and branches onto the grassy area to prevent vehicles from running over them.

As I turned to walk away, additional palm fronds and branches suddenly fell behind me, startling me. Fortunately, none of the falling debris made contact with me.

At that same moment, a young boy riding a **motorized scooter** approached from behind, and a palm frond and branch fell directly in front of him. The debris narrowly missed him, and he had to stop abruptly and maneuver around it to avoid being struck.

Injury or Damage:

No injuries or property damage occurred.

Immediate Actions Taken:

- Ensured that the fallen palm fronds and branches were cleared from the sidewalk and street area to maintain public safety.
- Observed the area for any additional loose or unstable palm debris.

Safety Concern / Recommendation:

This incident highlights a potential hazard caused by falling palm fronds and branches from tall trees, especially in pedestrian and scooter traffic areas. It is recommended that the palm trees in this area be inspected and trimmed regularly to prevent future occurrences and reduce the risk of injury to staff or the public.

Reported By: Lani Randall

Position/Title: Assistant to On-Site Manager of Northwood

Date of Report: October 21, 2025

Incident Report: Blue Paint

Date: October 15, 2025

Location: Northwood Palms Boulevard

Description of Incident:

During my daily onsite inspection, a blue paint spill was observed along Northwood Palms Boulevard near La Jolla way and Breakers Drive. I contacted the county to report the issue, and a work ticket was created for cleanup.

Actions Taken:

The county completed the cleanup of the paint spill on October 23, 2025.

Status: Closed

Reported by: Jen Lavelle, OnsiteManager

Incident Report: Urinal

Date: October 23, 2025

Location: Men's Restroom

Description of Issue:

The urinal was observed to be continuously flushing and would not stop.

Action Taken:

HB Plumbing was contacted and dispatched to the site. Upon inspection, the plumber shut off the water internally to prevent further water usage. The plumber determined that the urinal valve has failed and needs replacement. To prevent use until repairs are completed, the urinal was covered with a black garbage bag.

Next Steps:

The plumber will provide a quote for the replacement of the valve before the November 17th CDD meeting.

Status: Open. Awaiting quote for repair.

Reported by: Jen Lavelle, OnSite Manager

Incident Report: Road Dips

Date of Report: Monday, October 27, 2025

Location: Northwood Palms Boulevard

Issue: Multiple dips in the roadway

Description:

On Monday, October 27, 2025, dips in the road were observed on Northwood Palms Boulevard. I called and reported the issue to Public Works.

Agency Response:

Public Works came out the next morning (Tuesday, October 28, 2025) to evaluate the roadway. They stated they will repair the section that is in the worst condition, but will leave the remaining dips untouched so the utility company can inspect those areas.

Actions Taken:

- Called Public Works to report dips in the roadway.
- Noted that the remaining areas are pending utility company inspection.

Status: In Progress (partial repair completed; awaiting utility company inspection)

Reported By: Jen Lavelle, OnsiteManager

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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 3pm - Into the Light 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:
2 Clubhouse Reserved: Daylight Saving Time 9am - Tennis Lessons 4pm - Tennis Lessons	3 5pm - Martial Arts	4 Election Day 4pm - Tennis Lessons	5 Recycle Day @ Northwood 8am - OLM Inspection 3pm - Into the Light 4pm - Drama Kids FL 4pm - Tennis Lessons	6 5pm - Martial Arts 8pm - Bible Study Group	7 12:30pm - Into the Light	8 Clubhouse Reserved: Ring
9 9am - Tennis Lessons 4pm - Tennis Lessons	10 1:30pm - Infrastructure 5pm - Martial Arts	11 Veterans Day 12:30pm - Landscape 4pm - Tennis Lessons 7pm - HOA Committee	12 Recycle Day @ Northwood 3pm - Into the Light 4pm - Drama Kids FL 4pm - Tennis Lessons	13 5pm - Martial Arts 8pm - Bible Study Group	14 12:30pm - Into the Light 7:30pm - Barrington HOA	15 Clubhouse Reserved:
16 COOKIE DECORATING 9am - Tennis Lessons 4pm - Tennis Lessons	17 6:30pm - CDD Monthly	18 4pm - Tennis Lessons 6:30pm - HOA - DRB	19 Recycle Day @ Northwood 3pm - Into the Light 4pm - Drama Kids FL 4pm - Tennis Lessons	20 5pm - Martial Arts 8pm - Bible Study Group	21 12:30pm - Into the Light	22 Clubhouse Reserved:
23 Girl Scouts 9am - Tennis Lessons 4pm - Tennis Lessons	24 5pm - Martial Arts	25 4pm - Tennis Lessons 6:30pm - HOA Monthly	26 Recycle Day @ Northwood 3pm - Into the Light 4pm - Drama Kids FL 4pm - Tennis Lessons	27 Thanksgiving Day 5pm - Martial Arts 8pm - Bible Study Group	28 Black Friday 12:30pm - Into the Light	29 Clubhouse Reserved:
30 BLOCK 9am - Tennis Lessons 4pm - Tennis Lessons	1 5pm - Martial Arts	2 4pm - Tennis Lessons	3 Recycle Day @ Northwood 8am - OLM Inspection 3pm - Into the Light 4pm - Drama Kids FL 4pm - Tennis Lessons	4 5pm - Martial Arts 8pm - Bible Study Group	5 12:30pm - Into the Light	6 Clubhouse Reserved:

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

October FY26

RENTALS

NAME	PHONE	RESIDENT	RENTAL DATE	TIME	PAID
Diana	████████	YES	10/11 Clubhouse	11AM-5PM	YES
Seble	████████	YES	10/12 Clubhouse	12PM-6PM	YES
MaryAnn	████████	YES	10/18 Clubhouse	2PM-8PM	YES
Fall Festival	████████	COMMUNITY EVENT	10/25 Clubhouse & Grass Area	1PM-5PM	YES



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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October 27, 2025

To Board of Supervisors
 Northwood Community Development District
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Northwood Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and the major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Northwood Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$7,600 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Northwood Community Development District

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Northwood Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Northwood Community Development District.

By: Christina Newsome

Title: _____

Date: 10/27/25



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

GPS Pools #3 Inc.

Quote

7844 Land O Lakes Blvd
Land O Lakes, FL 34638

Date	Quote #
9/17/2025	Pump

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

Rep

Item	Description	Qty	Class	Tax	Total
Install/Labor	Install / Labor: The minimum service rate is 1 hour and does not include supplies.	6	Repair		1,050.00
M01	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.	1	Repair		3,650.00
	EMERSON 10HP MOTOR MOTORS CARRY A 1 YEAR MANUFACTURES WARRANTY				

Subtotal	\$4,700.00
Sales Tax (7.0%)	\$0.00
Total	\$4,700.00

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE PASCO COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

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

WHEREAS, the Board of Supervisors of the Northwood Community Development District (hereinafter the "Board") seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Pasco County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

WHEREAS, the Supervisor has requested the District adopt a Resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Mimieaux Kilpatrick, Brian Quigley, Gersson Perez, Brian Munari, and Barbara Cruz.

Section 2. The term of office for each member of the Board is as follows:

Mimieaux Kilpatrick	Seat 1	four year - expires 11/2028
Brian Quigley	Seat 2	four year – expires 11/2026
Gersson Perez	Seat 3	four year – expires 11/2028
Brian Munari	Seat 4	four year – expires 11/2026
Barbara Cruz	Seat 5	four year – expires 11/2028

Section 3. Seat 2 currently held by Brian Quigley and Seat 4 currently held by Brian Munari are scheduled for the General Election in November 2026.

Section 4. Pursuant to Section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 17TH DAY OF NOVEMBER 2025.

ATTEST:

**NORTHWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice-Chairman

GPS Pools #3 Inc.

Estimate

7844 Land O Lakes Blvd
Land O Lakes, FL 34638

Date	Estimate #
11/6/2025	Impeller

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

Item	Description	Qty	Cost	Class	Total
Install Remodel	Impeller for 10 hp Berkley Pump, freight, and shaft seal bench set up to the new pool motor The pool pump impeller has chemical damage to the bronze neck and the fins that spin the water and pressurize the line for flow to the pool. This impeller has holes and is not suitable to install onto the new pool motor. This was not able to be viewed while the pump was inline in the system.	1	1,785.00		1,785.00
			Subtotal	\$1,785.00	
			Sales Tax (7.0%)	\$0.00	
			Total	\$1,785.00	









Infrastructure Advisory Group – Next Steps

Meeting Date: Monday, October 27, 2025

Time: 1:30 PM – 2:30 PM

Location: 27248 Big Sur Dr

Prepared by: Gersson G. Perez

Next Steps / Action Plan

1. **Front Monuments**
 - Await official county response before proceeding with any expenses.
 - Maintain communication with Commissioner Weightman's office for updates.
2. **Public Works Site Visit**
 - Submit photos compiled by Jen and community volunteers to Jason (Public Works).
 - Confirm and schedule site inspection date.
 - Document findings for presentation at next meeting.
3. **Sidewalk and Roadway Repairs**
 - Identify and map the most distressed sidewalk and roadway areas.
 - Follow up with county post-inspection for repair eligibility or scheduling.
4. **Sewage and Surface Review**
 - Obtain inspection results and soil assessments from Public Works.
 - Coordinate with utilities if pipe integrity issues are confirmed.
5. **Crosswalk Proposal**
 - Identify optimal crosswalk location on Northwood Palms Blvd.
 - Submit supporting safety data and request memo to Public Works.
6. **Gating and Privatization Discussion**
 - Review feasibility and potential costs once county bid is received.
 - Coordinate with legal counsel and management before formal decision.
7. **Chair Updates**
 - Obtain Chair's report on communication with Lori (Commissioner's office).
 - Review current SBA loan status and next required steps.
8. **New Guard House – To Rebuild or Not to Rebuild?**
 - Discuss feasibility, cost, and necessity of rebuilding the guard house.
 - Evaluate site condition, estimated cost of reconstruction vs. removal, and community benefit.
 - Determine if this project aligns with the broader infrastructure improvement plan.
9. **Follow-Up**
 - Prepare mid-November check-in (target week of November 17, 2025).
 - Compile inspection results, county responses, and Chair updates for next board review.

**MINUTES OF MEETING
NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Northwood Community Development District was held on Monday, October 20, 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, either in person or via Teams Communication, were:

Wesley Elias	District Manager
Residents and Members of the Public.	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Elias called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Review of FY 2025 Budget

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Weed Control Service Report

Discussion ensued regarding the ponds throughout the community. The Board requested a follow-up on the Mosquito Fish Program.

NORTHWOOD CDD
October 20, 2025, Meeting

B. OML Report

The Board reviewed the OML Report and had no comments or questions.

C. District Engineer

The Board requested a follow up with LMP regarding the dead trees and the consideration of Crape Myrtles proposal provided in the amount of \$3200.

Discussion was held regarding the Florida Playground / Water Feature for the enhancement of the children's park area.

D. District Counsel

There being none, the next order of business followed.

E. District Manager

Discussion ensued regarding the salary of the onsite Manager and Staff.

On MOTION by Ms. Cruz, seconded by Mr. Perez, with all in favor, motion to provide Clubhouse cell phone/services NTE \$500 for Cell Services, and a salary increase of 3% to be effective as of November 1, 2025, carried.

F. Onsite Manager's Report

i. Discussion of Holiday Lighting

Discussion ensued regarding Holiday Lighting.

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, motion for the HOA to cover this year's Holiday Lighting carried.

FIFTH ORDER OF BUSINESS

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

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, motion approve Resolution 2026-01; Budget Amendment for FY2026 Budget carried.

NORTHWOOD CDD
October 20, 2025, Meeting

E. General Matters of the District

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Minutes of July 21, 2025, Meeting

On MOTION by Ms. Cruz, seconded by Mr. Perez, with all in favor,
 motion to approve the July 21, 2025, Meeting Minutes carried.

B. Consideration of Minutes of August 18, 2025, Meeting

Tabled by the Board. District Manager to follow up with Mr. Kilpatrick.

C. Consideration of Minutes of September 15, 2025, Meeting

Tabled by the Board. District Manager to follow up with Mr. Kilpatrick.

D. Consideration of September 2025 Financial Statements and Check Register

On MOTION by Ms. Cruz, seconded by Mr. Perez, with all in favor,
 motion to approve the September 2025 Financial Statements and
 Check Register carried.

SEVENTH ORDER OF BUSINESS

Supervisor's Request and Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

NINTH 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 8:46 p.m.

 Secretary/ Assistant Secretary

 Chairperson / Vice-Chairperson