

**NORTHWOOD
COMMUNITY
DEVELOPMENT DISTRICT**

**DECEMBER 15, 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
 Jonathan Sciortino, District Accountant
 Tabitha Blackwelder, Administrative Assistant

Meeting Agenda Monday, December 15, 2025 – 6:30 p.m.

Teams Meeting Information

Meeting ID: 265 409 474 595 Passcode: 7ud5vr

[Join the meeting now](#)

- 1. Call to Order and Roll Call**
- 2. Audience Comments** – *Three (3) Minute Time Limit*
- 3. Review of FY 2025 Budget to Date**
- 4. Staff Reports**
 - A. Accountant Report
 - i. Review of November 2025 Financial Statements Page 3
 - ii. Consideration of November 2025 Check Register..... Page 32
 - B. Aquatic Weed Control Service Report..... Page 33
 - C. Landscape Report
 - i. December 2025 OLM Report..... Page 45
 - ii. December 2025 OLM Grade Sheet Page 47
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
 - G. Onsite Manager Report Page 48
 - i. Consideration of GPS Pools Monthly Pool Service Estimate Page 54
 - ii. Consideration of HB Plumbing Services Plumbing Proposal #000081 Page 55
- 5. Business Items**
 - A. Infrastructure Updates
 - i. Discussion of Guard Shack
- 6. Business Administration**
 - A. Consideration of Minutes from the Meeting held November 17, 2025..... Page 60
- 7. Supervisor Requests**
- 8. Audience Comments** – *Three (3) Minute Time Limit*
- 9. Adjournment**

The next meeting is scheduled for Monday, January 19, 2026, 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
November 30, 2025

Prepared by:



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

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	FIXED ASSETS	TOTAL
	FUND	FUND	
ASSETS			
Cash In Bank	\$ 9,881	\$ -	\$ 9,881
Cash In Bank	208,258	-	208,258
Cash In Bank	117,149	-	117,149
Investments:			
Money Market Account	103,478	-	103,478
SBA Account	309,587	-	309,587
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	\$ 750,353	\$ 8,386,926	\$ 9,137,279
LIABILITIES			
Accounts Payable	\$ 17,426	\$ -	\$ 17,426
Refundable Deposits	550	-	550
TOTAL LIABILITIES	17,976	-	17,976
FUND BALANCES			
Nonspendable:			
Prepaid Items	100	-	100
Unassigned:	732,277	8,386,926	9,119,203
TOTAL FUND BALANCES	732,377	8,386,926	9,119,303
TOTAL LIABILITIES & FUND BALANCES	\$ 750,353	\$ 8,386,926	\$ 9,137,279

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 15,000	\$ 4,176	\$ (10,824)	27.84%
Room Rentals	20,000	-	(20,000)	0.00%
Interest - Tax Collector	-	102	102	0.00%
Special Assmnts- Tax Collector	810,512	100,072	(710,440)	12.35%
TOTAL REVENUES	845,512	104,350	(741,162)	12.34%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	14,000	2,000	12,000	14.29%
District Counsel	10,000	127	9,873	1.27%
District Engineer	10,000	-	10,000	0.00%
District Manager	66,950	11,158	55,792	16.67%
Auditing Services	6,000	-	6,000	0.00%
Onsite Staff	83,000	16,247	66,753	19.57%
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	1,084	1,916	36.13%
Total Administration	222,514	56,591	165,923	25.43%
<u>Utility Services</u>				
Amenity Internet	9,980	1,063	8,917	10.65%
Water/Waste	8,200	948	7,252	11.56%
Utility - Electric	112,730	18,092	94,638	16.05%
Total Utility Services	130,910	20,103	110,807	15.36%
<u>Other Physical Environment</u>				
Contracts-Landscape Consultant	4,680	780	3,900	16.67%
Contracts - Landscape	80,336	12,552	67,784	15.62%
Stormwater Assessment	20,000	-	20,000	0.00%
R&M-Other Landscape	2,000	-	2,000	0.00%
Aquatic Maintenance	21,722	3,368	18,354	15.51%
R&M-Tree Trimming	10,000	550	9,450	5.50%
Irrigation Maintenance	3,000	1,752	1,248	58.40%
Reserve - Undesignated	97,500	846	96,654	0.87%
Total Other Physical Environment	239,238	19,848	219,390	8.30%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>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	5,400	17,100	24.00%
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	1,910	8,090	19.10%
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	12,933	149,817	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	23,536	226,314	9.42%
TOTAL EXPENDITURES	845,512	120,123	725,389	14.21%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(15,773)	(15,773)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		748,150		
FUND BALANCE, ENDING		\$ 732,377		

Bank Account Statement

Friday, December 5, 2025
Page 1

Northwood CDD

Bank Account No. 4066
Statement No. 11_25

Statement Date 11/30/2025

G/L Account No. 101003 Balance	9,880.54	Statement Balance	9,880.54
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	9,880.54	Subtotal	9,880.54
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	9,880.54	Ending Balance	9,880.54

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
11/10/2025		JE001087	Interest - Tax Collector	Tax Collector Interest	0.08	0.08	0.00
11/10/2025		JE001087	Interest - Tax Collector	Tax Collector Interest	101.81	101.81	0.00
11/10/2025		JE001088	Special Assmnts-Tax Collector	Tax Revenue	12,689.01	12,689.01	0.00
11/01/2025		JE001091	Accounts Receivable	Reverse Bank recon adj CK 101044	1,280.00	1,280.00	0.00
11/03/2025		JE001095	Water/Waste	Reverse Bank recon adj	220.87	220.87	0.00
11/14/2025		JE001101	Special Assmnts-Tax Collector	Tax Revenue	39,415.62	39,415.62	0.00
11/20/2025		JE001102	Special Assmnts-Tax Collector	Tax Revenue	22,886.49	22,886.49	0.00
Total Deposits					76,593.88	76,593.88	0.00
Checks							
							0.00
11/20/2025		JE001103		Transfer to 4197 Operating	-100,000.00	-100,000.00	0.00
11/07/2025	Payment	DD276	FRONTIER COMMUNICATION S	Payment of Invoice 002129	-167.05	-167.05	0.00
11/07/2025	Payment	DD277	TAMPA ELECTRIC COM	Payment of Invoice 002130	-18.74	-18.74	0.00
11/07/2025	Payment	DD278	TAMPA ELECTRIC COM	Payment of Invoice 002131	-33.82	-33.82	0.00
11/25/2025	Payment	DD279	BANK UNITED CC PMT	Payment of Invoice 002162	-473.46	-473.46	0.00
11/25/2025	Payment	DD102-A	BRIAN MUNARI-EFT	Payment of Invoice 002141	-200.00	-200.00	0.00
11/30/2025		JE001111	Water/Waste	Clearing adj JE001095	-220.87	-220.87	0.00
Total Checks					-101,113.94	-101,113.94	0.00

Adjustments

Total Adjustments

Bank Account Statement

Northwood CDD

Friday, December 5, 2025
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Bank Account No.	4066		
Statement No.	11_25	Statement Date	11/30/2025

Outstanding Deposits

Total Outstanding Deposits

Northwood CDD

Statement Date 11/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
11/30/2025		JE001105	Interest - Investments	Interest Earned	300.37	300.37	0.00
Total Deposits					300.37	300.37	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Monday, December 8, 2025
Page 1

Northwood CDD

Bank Account No. 4197
Statement No. 11_25

Statement Date 11/30/2025

G/L Account No. 101005 Balance	117,148.75	Statement Balance	129,192.78
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	117,148.75	Subtotal	129,192.78
Negative Adjustments	0.00	Outstanding Checks	-12,044.03
Ending G/L Balance	117,148.75	Ending Balance	117,148.75

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
11/20/2025		JE001103		Transfer to 4197 Operating	100,000.00	100,000.00	0.00
11/26/2025		JE001104	Special Assmnts-Tax Collector	Tax Revenue	21,615.01	21,615.01	0.00
Total Deposits					121,615.01	121,615.01	0.00
Checks							
10/02/2025	Payment	100036	BUSINESS OBSERVER INC	Inv: 25-01842P	-78.75	-78.75	0.00
10/21/2025	Payment	1011	FRANCISCO M MONSERRATE JOHNSON	Check for Vendor V00217	-900.00	-900.00	0.00
10/23/2025	Payment	100046	CONTROLS SECURITY	Inv: 41789724	-1,682.68	-1,682.68	0.00
10/30/2025	Payment	100047	SPEAREM ENTERPRISES	Inv: 6278	-975.00	-975.00	0.00
10/30/2025	Payment	100048	STRALEY ROBIN VERICKER	Inv: 27350	-126.50	-126.50	0.00
10/30/2025	Payment	100049	FRANCISCO M MONSERRATE	Inv: 102125-, Inv: 102225-, Inv: 102325-, Inv: 102825-	-1,200.00	-1,200.00	0.00
10/24/2025	Payment	300036	WASTE CONNECTIONS	Inv: 8480695W425 ACH	-12,760.00	-12,760.00	0.00
11/05/2025	Payment	100050	JASON GUNTER	Inv: 090925	-300.00	-300.00	0.00
11/05/2025	Payment	100051	ADT SECURITY SERVICES	Inv: 092225-3626, Inv: 102225-3626	-635.71	-635.71	0.00
11/05/2025	Payment	100052	INFRAMARK LLC	Inv: 161836, Inv: 161837,	-360.36	-360.36	0.00
11/10/2025	Payment	1017	MIKE FASANO, TAX COLLECTOR	Check for Vendor V00055	-845.50	-845.50	0.00
11/10/2025	Payment	100053	JUNIPER LANDSCAPING OF FLORIDA LLC	Inv: 363952, Inv: 363953, Inv: 367228	-1,751.73	-1,751.73	0.00
11/10/2025	Payment	100054	AQUATIC WEED CONTROL, INC.	Inv: 115735	-1,684.00	-1,684.00	0.00
11/10/2025	Payment	100055	FRANCISCO M MONSERRATE	Inv: 110625-	-300.00	-300.00	0.00
11/10/2025	Payment	100056	BIG DOG SERVICES LLC	Inv: 110125-	-150.00	-150.00	0.00

Bank Account Statement

Northwood CDD

Bank Account No. 4197
Statement No. 11_25**Statement Date** 11/30/2025

11/19/2025	Payment	300042	FRONTIER COMMUNICATION S	Inv: 102625-23-5 ACH	-528.50	-528.50	0.00
11/17/2025	Payment	300043	TAMPA ELECTRIC COM	Inv: 110325-0001 ACH	-8,083.61	-8,083.61	0.00
11/20/2025	Payment	1018	BARBARA CRUZ	Check for Vendor V00163	-200.00	-200.00	0.00
11/20/2025	Payment	1021	MIMIEAUX KILPATRICK	Check for Vendor V00107	-200.00	-200.00	0.00
11/21/2025	Payment	100057	INFRAMARK LLC	Inv: 163536	-5,579.17	-5,579.17	0.00
11/14/2025	Payment	300044	DECISIONHR IX	Inv: 250056230023 ACH	-3,347.31	-3,347.31	0.00
11/28/2025	Payment	300049	DECISIONHR IX	Inv: 250056230024	-3,179.86	-3,179.86	0.00
11/25/2025		JE001112	Garbage Collection	Bank recon adj Waste	-173.90	-173.90	0.00
Total Checks					-45,042.58	-45,042.58	0.00

Adjustments**Total Adjustments****Outstanding Checks**

09/04/2025	Payment	100138	KDC OUTFITTERS	Inv: 2882		-277.80
09/08/2025	Payment	100011	TAMPA BAY AREA	Inv: 44470-070625		-166.50
10/21/2025	Payment	100043	OLM, INC.	Inv: 45958		-390.00
11/07/2025	Payment	300041	PASCO COUNTY UTILITIES SERVICE	Inv: 23267495 ACH		-191.64
11/20/2025	Payment	1019	BRIAN QUIGLEY	Check for Vendor V00155		-200.00
11/20/2025	Payment	1020	GERSSON G. PEREZ	Check for Vendor V00194		-200.00
11/21/2025	Payment	100058	JAMES E. LA ROSE JR. 181	Inv: 101525, Inv: 100925, Inv: 100225		-900.00
11/21/2025	Payment	100059	JUNIPER LANDSCAPING OF FLORIDA LLC	Inv: 367480, Inv: 365797		-6,936.38
11/21/2025	Payment	100060	OLM, INC.	Inv: 46171		-390.00
11/21/2025	Payment	100061	FRANCISCO M MONSERRATE	Inv: 110725-, Inv: 111025-, Inv: 111225-, Inv: 111325-, I		-1,500.00
11/21/2025	Payment	100062	JUNIPER LANDSCAPING OF FLORIDA LLC	Inv: 324148, Inv: 325317		-256.46
11/28/2025	Payment	300046	PASCO COUNTY UTILITIES SERVICE	Inv: 23452895 ACH		-441.42
11/28/2025	Payment	300047	PASCO COUNTY UTILITIES SERVICE	Inv: 23452632 ACH		-93.84
11/28/2025	Payment	300048	FRONTIER COMMUNICATION S	Inv: 110425-22-5 ACH		-99.99
Total Outstanding Checks						-12,044.03

Outstanding Deposits**Total Outstanding Deposits**

Northwood CDD

Statement Date 11/30/2025

G/L Account No. 101004 Balance	208,257.56	Statement Balance	208,257.56
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	208,257.56
Subtotal	208,257.56	Outstanding Checks	0.00
Negative Adjustments	0.00		
		Ending Balance	208,257.56
Ending G/L Balance	208,257.56		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
11/30/2025		JE001106	Interest - Investments	Interest Earned	642.76	642.76	0.00
Total Deposits					642.76	642.76	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							



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

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>003330 7917359 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

Statement Date: November 30, 2025

Account Number: *****4066

Customer Service Information



Client Care: 877-779-BANK (2265)



Web Site: www.bankunited.com



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



Customer Message Center

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

PUBLIC FUND ANALYSIS CHECKING Account *****4066

Account Summary

Statement Balance as of 10/31/2025			\$34,400.60
Plus	6	Deposits and Other Credits	\$76,373.01
Less	6	Withdrawals, Checks, and Other Debits	\$100,893.07
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 11/30/2025			\$9,880.54

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
11/03/2025	RETURN POSITIVE PAY		\$1,280.00	\$35,680.60
11/06/2025	PASCOTAX TAX ACC 000000000024406 NORTHWOOD CDD		\$101.81	\$35,782.41
11/06/2025	PASCOTAX TAX ACC 000000000024406 NORTHWOOD CDD		\$12,689.01	\$48,471.42
11/07/2025	FRONTIER COMMUNI BILL PAY 10040672051 NORTHWOOD CDD	\$167.05		\$48,304.37

BankUnited, N.A.

Statement Date: November 30, 2025

Account Number: *****4066

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
11/10/2025	PASCOTAX TAX ACC 000000000024406 NORTHWOOD CDD		\$0.08	\$48,304.45
11/12/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$33.82		\$48,270.63
11/12/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$18.74		\$48,251.89
11/14/2025	PASCOTAX TAX ACC 000000000024406 NORTHWOOD CDD		\$39,415.62	\$87,667.51
11/20/2025	WEB TFR TO 009856774197 WEB RF#122517006863	\$100,000.00		\$-12,332.49
11/20/2025	PASCOTAX TAX ACC 000000000024406 NORTHWOOD CDD		\$22,886.49	\$10,554.00
11/25/2025	NORTHWOOD CDD PAYMENTJNL PINETRE45	\$200.00		\$10,354.00
11/28/2025	BANKUNITED, N.A. BU CC PMT 043000094018322 NORTHWOOD COMMUNITY	\$473.46		\$9,880.54

Balances by Date

Date	Balance	Date	Balance	Date	Balance	Date	Balance
10/31	\$34,400.60	11/07	\$48,304.37	11/14	\$87,667.51	11/28	\$9,880.54
11/03	\$35,680.60	11/10	\$48,304.45	11/20	\$10,554.00		
11/06	\$48,471.42	11/12	\$48,251.89	11/25	\$10,354.00		

Other Balances

Minimum Balance this Statement Period	\$9,880.54
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P.O. Box 521599 Miami, FL 33152-1599

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Statement Date: November 30, 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: November 30, 2025

Account Number: *****4066

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

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

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

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

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

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

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

For Consumer Customers Only

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

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

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

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

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





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

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>001056 7917355 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

Statement Date: November 30, 2025

Account Number: *****4139

Customer Service Information



Client Care: 877-779-BANK (2265)



Web Site: www.bankunited.com



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



Customer Message Center

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

PF RELATIONSHIP PRICED MMA Account *****4139

Account Summary

Statement Balance as of 10/31/2025			\$103,177.27
Plus	0	Deposits and Other Credits	\$0.00
Less	0	Withdrawals, Checks, and Other Debits	\$0.00
Less		Service Charge	\$0.00
Plus		Interest Paid	\$300.37
Statement Balance as of 11/30/2025			\$103,477.64

Interest Summary

Interest Paid this Statement Period	\$300.37
Interest Paid Year to Date	\$4,405.61

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
11/28/2025	Interest Paid		\$300.37	\$103,477.64

BankUnited, N.A.

Statement Date: November 30, 2025
Account Number: *****4139

Balances by Date

Date	Balance	Date	Balance
10/31	\$103,177.27	11/28	\$103,477.64

Other Balances

Minimum Balance this Statement Period	\$103,177.27
---------------------------------------	--------------



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.



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

Page 3 of 3

Statement Date: November 30, 2025

Account Number: *****4139

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

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

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

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

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

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

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

For Consumer Customers Only

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

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

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

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

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



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

Page 1 of 5

>001829 7917362 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

Statement Date: November 30, 2025

Account Number: *****4197

Customer Service Information



Client Care: 877-779-BANK (2265)



Web Site: www.bankunited.com



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



Customer Message Center

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

PUBLIC FUNDS BUSINESS CHECKING Account *****4197

Account Summary

Statement Balance as of 10/31/2025			\$52,620.35
Plus	8	Deposits and Other Credits	\$125,376.85
Less	28	Withdrawals, Checks, and Other Debits	\$48,804.42
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 11/30/2025			\$129,192.78

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
11/05/2025	CHECK #1011	\$900.00		\$51,720.35
11/05/2025	CHECK #100048	\$126.50		\$51,593.85
11/06/2025	CHECK #100046	\$1,682.68		\$49,911.17
11/06/2025	CHECK #100047	\$975.00		\$48,936.17
11/06/2025	AVIDPAY SERVICE AVIDPAY CK100052 NORTHWOOD CDD	\$360.36		\$48,575.81
11/10/2025	CHECK #100049	\$1,200.00		\$47,375.81
11/12/2025	BANKUNITED RECREDIT CK100053		\$1,751.73	\$49,127.54

BankUnited, N.A.

Statement Date: November 30, 2025

Account Number: *****4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	NORTHWOOD CDD			
11/12/2025	BANKUNITED RECREDIT NORTHWOOD CDD		\$191.64	\$49,319.18
11/12/2025	BANKUNITED RECREDIT NORTHWOOD CDD		\$34.42	\$49,353.60
11/12/2025	BANKUNITED RECREDIT NORTHWOOD CDD		\$32.32	\$49,385.92
11/12/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$191.64		\$49,194.28
11/12/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$34.42		\$49,159.86
11/12/2025	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$32.32		\$49,127.54
11/12/2025	AVIDPAY SERVICE AVIDPAY CK100053 NORTHWOOD CDD	\$1,751.73		\$47,375.81
11/13/2025	AVIDPAY CORP COLL 189069736 INFRAMARKCMS (INFRAMAR	\$78.75		\$47,297.06
11/14/2025	CHECK #100050	\$300.00		\$46,997.06
11/14/2025	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,347.31		\$43,649.75
11/18/2025	CHECK #1017	\$845.50		\$42,804.25
11/19/2025	BANKUNITED RECREDIT 192691173 INFRAMARKCMS (INFRAMAR		\$1,751.73	\$44,555.98
11/19/2025	CHECK #100054	\$1,684.00		\$42,871.98
11/19/2025	AVIDPAY CORP COLL 192691173 INFRAMARKCMS (INFRAMAR	\$1,751.73		\$41,120.25
11/20/2025	WEB TFR FR 009856244066 122517006863 WEB RF#122517006863		\$100,000.00	\$141,120.25
11/20/2025	CHECK #100051	\$635.71		\$140,484.54
11/20/2025	FRONTIER COMMUNI BILL PAY 10070478891 BANKUNITED NORTHWOOD C	\$528.50		\$139,956.04
11/20/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$8,083.61		\$131,872.43



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

Page 3 of 5

Statement Date: November 30, 2025

Account Number: *****4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
11/24/2025	CHECK #100055	\$300.00		\$131,572.43
11/24/2025	AVIDPAY SERVICE AVIDPAY CK100057 NORTHWOOD CDD	\$5,579.17		\$125,993.26
11/25/2025	WASTE CONNECTION WEB_PAY 07098475112225 BANK UNITED NORTHWOOD	\$12,760.00		\$113,233.26
11/25/2025	WASTE CONNECTION WEB_PAY 07104231112225 BANK UNITED NORTHWOOD	\$173.90		\$113,059.36
11/25/2025	AVIDPAY SERVICE RETRY PYMT CK100053 NORTHWOOD CDD	\$1,751.73		\$111,307.63
11/26/2025	PASCOTAX TAX ACC 000000000024406 NORTHWOOD CDD		\$21,615.01	\$132,922.64
11/26/2025	CHECK #1018	\$200.00		\$132,722.64
11/26/2025	CHECK #1021	\$200.00		\$132,522.64
11/26/2025	CHECK #100056	\$150.00		\$132,372.64
11/28/2025	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,179.86		\$129,192.78

Check Transactions

Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
1011	11/05	\$900.00	100047	11/06	\$975.00	100054*	11/19	\$1,684.00
1017*	11/18	\$845.50	100048	11/05	\$126.50	100055	11/24	\$300.00
1018	11/26	\$200.00	100049	11/10	\$1,200.00	100056	11/26	\$150.00
1021*	11/26	\$200.00	100050	11/14	\$300.00			
100046*	11/06	\$1,682.68	100051	11/20	\$635.71			

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

Statement Date: November 30, 2025

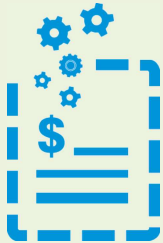
Account Number: *****4197

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
10/31	\$52,620.35	11/13	\$47,297.06	11/20	\$131,872.43	11/28	\$129,192.78
11/05	\$51,593.85	11/14	\$43,649.75	11/24	\$125,993.26		
11/06	\$48,575.81	11/18	\$42,804.25	11/25	\$111,307.63		
11/10	\$47,375.81	11/19	\$41,120.25	11/26	\$132,372.64		

Other Balances

Minimum Balance this Statement Period	\$41,120.25
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P.O. Box 521599 Miami, FL 33152-1599

Page 5 of 5

Statement Date: November 30, 2025

Account Number: *****4197

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

Last Statement:
Statement Ending:
Page:

October 31, 2025
November 30, 2025
1 of 2

43678 M0656DDA112925063157 07 000000000 225372 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: 11/01/25 - 11/30/25

NORTHWOOD COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$207,614.80		\$642.76		\$0.00		\$208,257.56

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$207,614.80
11/30	INTEREST CREDIT		\$642.76	\$208,257.56
Ending Balance				\$208,257.56

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$207,614.00	Annual % Yield Earned	3.83%
Year-to-Date Interest Paid	\$7,809.63	Interest Paid	\$642.76

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:

11/30/2025

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
11/01/2025 - 11/30/2025

Page 1 of 1

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

Participant Return 11/30/2025 : 4.15 %

Date	Transaction Type	Description	Amount	Balance
11/01/2025	BEGINNING BALANCE			308,535.56
11/30/2025	EARNED INCOME	INTEREST	1,051.64	309,587.20
	Totals:		1,051.64	309,587.20

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 November 30, 2025

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Actual	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Actual Thru 11/30/2025	Projected Next 10 Mths	FY2026 Total	Adopted Budget	% of Budget
Revenues																		
361001	Interest - Investments	\$ 2,180	\$ 1,995	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 3,919	\$ 12,756	\$ 16,675	\$ 15,000	111%
347010	Room Rentals	-	-	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	-	16,670	16,670	20,000	83%
361006	Interest - Tax Collector	-	102	-	-	-	-	-	-	-	-	-	-	102	-	102	-	0%
363010	Special Assmnts- Tax Collector	3,466	96,606	405,256	81,051	81,051	81,051	-	-	-	-	-	-	100,072	648,409	748,481	810,512	92%
Total Revenues		5,646	98,703	408,173	83,968	83,968	83,968	2,917	2,917	2,917	2,917	2,917	2,917	104,093	677,835	781,928	845,512	92%
Expenditures																		
Administrative																		
511100	Supervisor Fees	1,000	1,000	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	2,000	11,670	13,670	14,000	98%
531146	District Counsel	127	-	833	833	833	833	833	833	833	833	833	833	127	8,330	8,457	10,000	85%
531147	District Engineer	-	-	833	833	833	833	833	833	833	833	833	833	-	8,330	8,330	10,000	83%
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	11,158	55,790	66,948	66,950	100%
532002	Auditing Services	-	-	500	500	500	500	500	500	500	500	500	500	-	5,000	5,000	6,000	83%
534215	Onsite Staff	9,720	6,527	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	16,247	69,170	85,417	83,000	103%
545002	Insurance - General Liability	4,511	-	399	399	399	399	399	399	399	399	399	399	4,511	3,990	8,501	4,788	178%
545008	Public Officials Insurance	5,492	-	486	486	486	486	486	486	486	486	486	486	5,492	4,860	10,352	5,829	178%
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	15,611	13,710	29,321	16,447	178%
545013	Insurance - Crime	342	-	42	42	42	42	42	42	42	42	42	42	342	420	762	500	152%
548002	Legal Advertising	19	-	167	167	167	167	167	167	167	167	167	167	19	1,670	1,689	2,000	84%
554020	Dues, Licenses, Subscriptions	535	548	250	250	250	250	250	250	250	250	250	250	1,084	2,499	3,583	3,000	119%
Total Administrative		42,936	13,654	18,544	18,544	18,544	18,544	18,544	18,544	18,544	18,544	18,544	18,544	56,591	185,439	242,030	222,514	109%
Utility Services																		
541009	Amenity Internet	267	796	832	832	832	832	832	832	832	832	832	832	1,063	8,320	9,383	9,980	94%
543018	Water/Waste	479	469	683	683	683	683	683	683	683	683	683	683	948	6,830	7,778	8,200	95%
543041	Utility - Electric	10,009	8,084	9,394	9,394	9,394	9,394	9,394	9,394	9,394	9,394	9,394	9,394	18,092	93,941	112,033	112,730	99%
Total Utility Services		10,755	9,349	10,909	10,909	10,909	10,909	10,909	10,909	10,909	10,909	10,909	10,909	20,103	109,091	129,194	130,910	99%
Other Physical Environment																		
534062	Contracts-Landscape Consultant	390	390	390	390	390	390	390	390	390	390	390	390	780	3,900	4,680	4,680	100%
534171	Contracts - Landscape	6,166	6,386	6,695	6,695	6,695	6,695	6,695	6,695	6,695	6,695	6,695	6,695	12,552	66,950	79,502	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	-	16,670	16,670	20,000	83%
546036	R&M-Other Landscape	875	(875)	167	167	167	167	167	167	167	167	167	167	-	1,670	1,670	2,000	84%
546042	Aquatic Maintenance	1,684	1,684	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	3,368	18,100	21,468	21,722	99%
546099	R&M-Tree Trimming	-	550	833	833	833	833	833	833	833	833	833	833	550	8,330	8,880	10,000	89%
546930	Irrigation Maintenance	-	1,752	250	250	250	250	250	250	250	250	250	250	1,752	2,500	4,252	3,000	142%

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 November 30, 2025

Acct No.	Account Description	Oct Actual	Nov Actual	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL				
														Actual Thru 11/30/2025	Projected Next 10 Mths	FY2026 Total	Adopted Budget	% of Budget
568186	Reserve - Undesignated	-	846	8,125	8,125	8,125	8,125	8,125	8,125	8,125	8,125	8,125	8,125	846	81,250	82,096	97,500	84%
	Total Other Physical Environment	9,115	10,733	19,937	19,937	19,937	19,937	19,937	19,937	19,937	19,937	19,937	19,937	19,848	199,370	219,218	239,238	92%
	<u>Capital Expenditures & Projects</u>																	
531013	Engineering	-	-	50	50	50	50	50	50	50	50	50	50	-	500	500	600	83%
531023	Legal Services	-	-	50	50	50	50	50	50	50	50	50	50	-	500	500	600	83%
531053	Planning and Design	-	-	50	50	50	50	50	50	50	50	50	50	-	500	500	600	83%
549900	Misc-Contingency	45	-	50	50	50	50	50	50	50	50	50	50	45	500	545	600	91%
563049	Infrastructure	-	-	50	50	50	50	50	50	50	50	50	50	-	500	500	600	83%
	Total Capital Expenditures & Projects	45	-	250	250	250	250	250	250	250	250	250	250	45	2,500	2,545	3,000	85%
	<u>Parks and Recreation</u>																	
531116	Security Patrol Services	2,550	2,850	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	5,400	18,750	24,150	22,500	107%
531170	Pest Control	-	-	92	92	92	92	92	92	92	92	92	92	-	920	920	1,100	84%
53800	Janitorial Cleaning	975	-	417	417	417	417	417	417	417	417	417	417	975	4,170	5,145	5,000	103%
546015	R&M-Clubhouse	-	-	250	250	250	250	250	250	250	250	250	250	-	2,500	2,500	3,000	83%
546074	R&M-Pools	800	1,110	833	833	833	833	833	833	833	833	833	833	1,910	8,330	10,240	10,000	102%
546237	Pool Furniture repair & replacement	-	-	333	333	333	333	333	333	333	333	333	333	-	3,330	3,330	4,000	83%
546414	Recreation / Park Facility Maintenance	-	-	167	167	167	167	167	167	167	167	167	167	-	1,670	1,670	2,000	84%
546479	Security System Monitoring & Maint.	2,318	-	833	833	833	833	833	833	833	833	833	833	2,318	8,330	10,648	10,000	106%
546495	Pavement/Signage/Wall Repairs	-	-	208	208	208	208	208	208	208	208	208	208	-	2,080	2,080	2,500	83%
546913	Garbage Collection	12,935	(1)	13,563	13,563	13,563	13,563	13,563	13,563	13,563	13,563	13,563	13,563	12,933	135,631	148,564	162,750	91%
549022	Event Planning	-	-	583	583	583	583	583	583	583	583	583	583	-	5,830	5,830	7,000	83%
549052	Special Events	-	-	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	12,500	12,500	15,000	83%
549411	Community Enhancement Projects	-	-	250	250	250	250	250	250	250	250	250	250	-	2,500	2,500	3,000	83%
552003	Op Supplies - Clubhouse	-	-	167	167	167	167	167	167	167	167	167	167	-	1,670	1,670	2,000	84%
	Total Parks and Recreation	19,578	3,959	20,821	20,821	20,821	20,821	20,821	20,821	20,821	20,821	20,821	20,821	23,536	208,211	231,747	249,850	93%
	Total Expenditures	82,429	37,695	70,461	70,461	70,461	70,461	70,461	70,461	70,461	70,461	70,461	70,461	120,123	704,611	824,734	845,512	98%
	Excess (deficiency) of revenues																	
	Over (under) expenditures	\$ (76,783)	\$ 61,008	\$ 337,712	\$ 13,507	\$ 13,507	\$ 13,507	\$ (67,544)	\$ (67,544)	\$ (67,544)	\$ (67,544)	\$ (67,544)	\$ (67,544)	(16,030)	(26,776)	(42,806)	-	0%
391000	Fund Balance, Beginning (Oct 1, 2025)													748,406	-	748,406	748,406	
	Fund Balance, Ending													\$ 732,376	\$ (26,776)	\$ 705,600	\$ 748,406	

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100050	11/05/25	JASON GUNTER	090925	TRAFFIC CONTROL AND SEC PATROL	Security Patrol Services	531116-57201	\$300.00
001	100051	11/05/25	ADT SECURITY SERVICES	102225-3626	Security System Monitoring NOV 25	Security System Monitoring & Maint.	546479-57201	\$221.29
001	100051	11/05/25	ADT SECURITY SERVICES	092225-3626	Security System Monitoring & Maint.	Security System Monitoring & Maint.	546479-57201	\$414.42
001	100052	11/05/25	INFRAMARK LLC	161839	Agenda-Copies	Dues, Licenses, Subscriptions	554020-51301	\$283.92
001	100052	11/05/25	INFRAMARK LLC	161836	Postage	Dues, Licenses, Subscriptions	554020-51301	\$4.44
001	100052	11/05/25	INFRAMARK LLC	161837	Agenda-Copies	Dues, Licenses, Subscriptions	554020-51301	\$12.00
001	100052	11/05/25	INFRAMARK LLC	161838	Agenda-Copies	Dues, Licenses, Subscriptions	554020-51301	\$60.00
001	100053	11/10/25	JUNIPER LANDSCAPING OF FLORIDA LLC	363952	Irrigation Repairs	R&M-Other Landscape	546036-53908	\$266.00
001	100053	11/10/25	JUNIPER LANDSCAPING OF FLORIDA LLC	363953	Irrigation Repairs	R&M-Other Landscape	546036-53908	\$608.96
001	100053	11/10/25	JUNIPER LANDSCAPING OF FLORIDA LLC	367228	Irrigation Repairs	Irrigation Maintenance	546930-53908	\$876.77
001	100054	11/10/25	AQUATIC WEED CONTROL, INC.	115735	Aquatic Maintenance NOV 25	Aquatic Maintenance	546042-53908	\$1,684.00
001	100055	11/10/25	FRANCISCO M MONSERRATE	110625-	Security Patrol Services	Security Patrol Services	531116-57201	\$300.00
001	100056	11/10/25	BIG DOG SERVICES LLC	110125-	FHP - Scheduling	Security Patrol Services	531116-57201	\$150.00
001	100057	11/21/25	INFRAMARK LLC	163536	MGMT SVCS NOV 25	District Manager	531150-51301	\$5,579.17
001	100058	11/21/25	JAMES E. LA ROSE JR. 181	100925	TRAFFIC CONTROL AND SEC PATROL	Security Patrol Services	531116-57201	\$300.00
001	100058	11/21/25	JAMES E. LA ROSE JR. 181	100225	TRAFFIC CONTROL AND SEC PATROL	Security Patrol Services	531116-57201	\$300.00
001	100058	11/21/25	JAMES E. LA ROSE JR. 181	101525	TRAFFIC CONTROL/SEC PATROL	Security Patrol Services	531116-57201	\$300.00
001	100059	11/21/25	JUNIPER LANDSCAPING OF FLORIDA LLC	367480	Remove Tree Limb	Landscape Maintenance	546300-53908	\$550.00
001	100059	11/21/25	JUNIPER LANDSCAPING OF FLORIDA LLC	365797	Landscape Monthly Maintenance NOV 25	Contracts - Landscape	534171-53908	\$6,386.38
001	100060	11/21/25	OLM, INC.	46171	LANDSCAPE INSPECTION NOV 25	Contracts-Landscape Consultant	534062-53908	\$390.00
001	100061	11/21/25	FRANCISCO M MONSERRATE	111725-	Security Patrol Services	Security Patrol Services	531116-57201	\$300.00
001	100061	11/21/25	FRANCISCO M MONSERRATE	111225-	Security Patrol Services	Security Patrol Services	531116-57201	\$300.00
001	100061	11/21/25	FRANCISCO M MONSERRATE	110725-	Security Patrol Services	Security Patrol Services	531116-57201	\$300.00
001	100061	11/21/25	FRANCISCO M MONSERRATE	111025-	Security Patrol Services	Security Patrol Services	531116-57201	\$300.00
001	100061	11/21/25	FRANCISCO M MONSERRATE	111325-	Security Patrol Services	Security Patrol Services	531116-57201	\$300.00
001	100062	11/21/25	JUNIPER LANDSCAPING OF FLORIDA LLC	324148	hunter rain	Landscape Maintenance	546300-57201	\$123.47
001	100062	11/21/25	JUNIPER LANDSCAPING OF FLORIDA LLC	325317	REPLACE FAULTY RAIN SENSOR	Landscape Maintenance	546300-57201	\$132.99
001	1017	11/10/25	MIKE FASANO, TAX COLLECTOR	110425-00A0	Tax Collector	Reserve - Undesignated	568186-53908	\$845.50
001	1018	11/20/25	BARBARA CRUZ	BC-111725	BOARD 11/17/25	Supervisor Fees	511100-51301	\$200.00
001	1019	11/20/25	BRIAN QUIGLEY	BQ-111725	BOARD 11/17/25	Supervisor Fees	511100-51301	\$200.00
001	1020	11/20/25	GERSSON G. PEREZ	GP-111725	BOARD 11/17/25	Supervisor Fees	511100-51301	\$200.00
001	1021	11/20/25	MIMIEAUX KILPATRICK	MK-111725	BOARD 11/17/25	Supervisor Fees	511100-51301	\$200.00
001	300041	11/07/25	PASCO COUNTY UTILITIES SERVICE	23267495 ACH	WATER 09/05-10/07/25	Water/Waste	543018-53150	\$191.64
001	300042	11/19/25	FRONTIER COMMUNICATIONS	102625-23-5 ACH	Internet NOV 25	Amenity Internet	541009-53150	\$528.50
001	300043	11/17/25	TAMPA ELECTRIC COM	110325-0001 ACH	Utility-Electric	Utility - Electric	543041-53150	\$8,083.61
001	300044	11/14/25	DECISIONHR IX	250056230023 ACH	PAYROLL 11/14/2025	Onsite Staff	534215-51301	\$3,347.31
001	300046	11/28/25	PASCO COUNTY UTILITIES SERVICE	23452895 ACH	WATER	Water/Waste	543018-53150	\$441.42
001	300047	11/28/25	PASCO COUNTY UTILITIES SERVICE	23452632 ACH	WATER	Water/Waste	543018-53150	\$93.84
001	300048	11/28/25	FRONTIER COMMUNICATIONS	110425-22-5 ACH	Amenity Internet	Amenity Internet	541009-53150	\$99.99
001	300049	11/28/25	DECISIONHR IX	250056230024	PAYROLL	Onsite Staff	534215-51301	\$3,179.86
001	DD102-A	11/25/25	BRIAN MUNARI-EFT	BM-111725-EFT	BOARD 11/17/25	Supervisor Fees	511100-51301	\$200.00
001	DD276	11/07/25	FRONTIER COMMUNICATIONS	101325-08-5 ACH	Amenity Internet	Amenity Internet	541009-53150	\$167.05
001	DD277	11/07/25	TAMPA ELECTRIC COM	102025-4130 ACH	ELECTRIC 09/16-10-14-25	Legal Services	531023-53150	\$18.74
001	DD278	11/07/25	TAMPA ELECTRIC COM	102025-1545 ACH	ELECTRIC 09/16-10-14-25	Utility - Electric	543041-53150	\$33.82
001	DD279	11/25/25	BANK UNITED CC PMT	103125-3194 ACH	CC Payment	Dues, Licenses, Subscriptions	554020-51301	\$473.46
Fund Total								\$39,248.55

Total Checks Paid	\$39,248.55
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Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Job Name: _____
Customer Number: 1406 Customer: NORTHWOOD CDD
Technician: CJAY
Date: 11/19/2025 Time: 12:05 PM
Customer Signature: _____

[illegible]

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input checked="" type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> Coyote
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/>
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input checked="" type="checkbox"/> 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: 11/19/2025 Time: 11:26 AM
Customer Signature: _____

[illegible]

CLARITY	FLOW	METHOD		CARP PROGRAM	WATER LEVEL	WEATHER
<input type="checkbox"/> < 1'	<input type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input checked="" type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input checked="" type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack			<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'						<input type="checkbox"/> Rainy

<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> Coyote
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/>
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

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

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐ _____







pond 12



pond 13



pond 14

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

Job Name: _____
Customer Number: 1406 Customer: NORTHWOOD CDD
Technician: CJAY
Date: 11/19/2025 Time: 10:43 AM
Customer Signature: _____

[illegible]

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input checked="" type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> Coyote
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/>
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

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

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐ _____









NORTHWOOD CDD

LANDSCAPE INSPECTION

November 5, 2025

ATTENDING:

JEN LAVELLE – NORTHWOOD CDD

ALEX FIGUEROA – LMP

BILL CONRAD – LMP

PAUL WOODS – OLM, INC

SCORE: 95%

**NEXT INSPECTION
JANUARY 7, 2026 AT 8:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

1. Clubhouse: Walkway leading to the play courts: I recommend retucking gravel stone into sidewalk.
2. Clubhouse: Confirm irrigation coverage around the perimeter of the putting green and at the clubhouse entrance.
3. North extension of the Northwood Palms Blvd, at the stucco to vinyl fence: Prune back wood line overgrowth extending onto the vinyl fence.
4. Northwood Palms Blvd: Remove the storm water baffle at the northeast storm water inlet north of La Jolla Way.
5. Remove Cypress needle drop from mulch beds. Also remove debris from turf along Northwood Palms Blvd adjacent to the bridge.
6. Entrance median island: Monitor irrigation volumes. Heavily saturated soil is resulting in staining.
7. Caladesi Park: Remove Oak leaf accumulations from the fall zone.
8. Confirm turf discoloration is not disease related.
9. During irrigation wet checks fully clear popup nozzles/or rotors, maximizing irrigation capacity.
10. Clubhouse: Deadhead Crinum Lilies.
11. Turn or amend beds prior to seasonal color rotation.
12. Prune dead wood from wall front Elaeagnus hedgerows.
13. Remove dead Wax Myrtle stumps along wall fronts to maintain a neatened appearance.
14. Improve vigor in Ixora at the park bench north of Breakers Drive.

CATEGORY III: IMPROVEMENTS – PRICING

1. Clubhouse: Provide a price for rock stabilizing glue for use around the rock beds at the play court.
2. Northwood Palms Blvd: Provide a price to eliminate turf and creating a mulch bed under the guardrail.

CATEGORY IV: NOTES TO OWNER

1. I recommend removal of dead Pine trees throughout the site. Dead tree limbs appear to be dropping.
2. Contractor reports December mowing will be the 1st and 3rd weeks.
3. Recent cold temperatures has resulted in temporary discoloration or leaf drop of sensitive plant material. Not permanent damage is expected.

CATEGORY V: NOTES TO CONTRACTOR

1. Please confirm or update report distribution to pwoods@olminc.com.

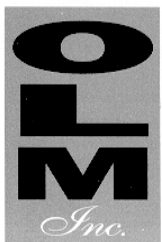
cc: Jen Lavelle northwood.manager@outlook.com
 Christina Newsome christina.newsome@inframark.com
 Tabitha Blackwelder tabitha.blackwelder@inframark.com
 Scott Carlson scott.carlson@lmpopro.com
 Alex Figueroa alex.figueroa@lmpopro.com
 Bill Conrad bill.conrad@lmpopro.com
 Kevin Pajala Kevin.pajala@lmpopro.com

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	-1	Pre emergent control
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10	-2	Cypress leaf drop out of mulch at pond area.
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15	-5	Entrance saturation / club house drought
CARRYOVERS	5		

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



Date: 12-3-25 Score: 95% *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 Events:

Family Holiday Party

December 20, 2025 5PM-8PM

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

Please see:

- November Calendar, November Sales, November Rentals & November 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 November, the CDD's total earnings from the cleaning portion were \$150. After deducting the November supply expenses of \$17.23, the net amount earned is \$132.77. (Total earnings YTD \$199.78)*
- **Fiscal Year Sales (October 2025-September 2026)**
In the second month of this fiscal year, Northwood CDD completed 29 transactions, totaling \$7,350.00 in net sales.
- Tentative December Calendar
- GPS Pools Quote
- Plumbing Quote

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 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	15 Clubhouse Reserved:
16 COOKIE DECORATING 9am - Tennis Lessons 4pm - Tennis Lessons	17 6:30pm - CDD Monthly	18 4pm - Tennis Lessons	19 Recycle Day @ Northwood 3pm - Into the Light 4pm - Drama Kids FL 4pm - Tennis Lessons	20 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 4pm - Tennis Lessons 7:30pm - Barrington HOA	27 Thanksgiving Day 8pm - Bible Study Group	28 Black Friday	29 Clubhouse Reserved:
30 BLOCK: Tree Decorating 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	6 Clubhouse Reserved:

Jen Lavelle, Onsite Manager
 Square Transactions: November FY26

Date	Time	Description	Amount
Monday, November 3, 2025	11:50 am	Refund of Security Deposit (Clubhouse) November 1 Rental	(\$200.00)
Monday, November 3, 2025	12:01 pm	Refund for Non-Resident Security Deposit minus \$50 for additional rental time	(\$450.00)
Tuesday, November 4, 2025	11:22 am	Clubhouse Reserved: December 7 2025 NR Security Deposit	\$500.00
Wednesday, November 5, 2025	11:59 am	Into the Light Performing Arts 8 hrs rental time	\$150.00
Friday, November 7, 2025	5:00 pm	Clubhouse Reserved: November 22 2025 NR Rental Fee	\$600.00
Wednesday, November 12, 2025	10:08 am	Refund of Non-Resident Security Deposit November 8 Rental	(\$500.00)
Wednesday, November 12, 2025	10:43 am	Invoice #000041-R-0020: Martial Arts	\$400.00
Wednesday, November 12, 2025	8:47 pm	Clubhouse Reserved: December 6 2025 NR Deposit & Rental Fee	\$1,100.00
Thursday, November 13, 2025	3:25 pm	Invoice #000080: Monthly Subscription Drama Kids FL	\$325.00
Friday, November 14, 2025	3:57 pm	Invoice #000081: Tennis Court Rental Subscription	\$300.00
Saturday, November 15, 2025	2:59 pm	Into the Light Performing Arts 8 hrs rental time	\$150.00
Monday, November 17, 2025	4:54 pm	Refund of Non-Resident Security Deposit November 15 Rental	(\$500.00)
Tuesday, November 18, 2025	9:42 am	Clubhouse Reserved: January 17 2026 NR Deposit & Rental Fee	\$1,100.00
Friday, November 21, 2025	10:13 am	Into the Light Performing Arts 8 hrs rental time	\$150.00
Monday, November 24, 2025	10:43 am	Refund of Non-Resident Security Deposit November 22 Rental	(\$500.00)

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

November FY26

RENTALS

NAME	PHONE	RESIDENT	RENTAL DATE	TIME	PAID
Bianca	████████	YES	11/1 Clubhouse	1PM-7PM	YES
Aisha	████████	NO	11/2 Clubhouse	12PM-6PM	YES
Rina	████████	NO	11/8 Clubhouse	4PM-11PM	YES
Aaron	████████	NO	11/15 Clubhouse	2PM-9PM	YES
Dahira	████████	NO	11/22 Clubhouse	5PM-11PM	YES
Tiffany	████████	YES	11/29 Clubhouse	1PM-7PM	YES

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

Usage Chart

Item	Nov 1	Nov 2	Nov 8	Nov 15	Nov 22	Nov 29	Total Used
Paper Towels	1	2	0	2	2	1	8 rolls
Toilet Paper	2	1	3	1	1	1	9 rolls
Sponges	1	1	1	1	1	1	6 sponges
Sanitary Strips	2	2	2	2	2	2	12 strips

Cost Summary Chart

Item	Total Used	Cost per Unit	Total Cost
Paper Towels Brand: POM Paper Towels	8 rolls	\$1.19	\$9.52
Toilet Paper Brand: Member's Mark Ultra Premium	9 rolls	\$0.55	\$4.95
Sponges	6 sponges	\$0.42	\$2.52
Sanitary Strips	12 strips	\$0.02	\$0.24

✓ Total Spent:

$\$9.52 + \$4.95 + \$2.52 + \$0.24 = \$17.23$ total

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30 BLOCK: Tree Decorating 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	6 Clubhouse Reserved:
7 Clubhouse Reserved: 9am - Tennis Lessons 4pm - Tennis Lessons	8 5pm - Martial Arts	9 12:30pm - Landscape ? 4pm - Tennis Lessons 7pm - HOA Committee	10 Recycle Day @ Northwood 11am - Landscape 3pm - Into the Light 4pm - Drama Kids FL 4pm - Tennis Lessons	11 5pm - Martial Arts 8pm - Bible Study Group	12 12:30pm - Into the Light	13 Clubhouse Reserved:
14 COOKIE DECORATING 9am - Tennis Lessons 1pm - Santa Parade 4pm - Tennis Lessons	15 5pm - Martial Arts 6:30pm - CDD Monthly	16 4pm - Tennis Lessons 7pm - Barrington HOA	17 Recycle Day @ Northwood 3pm - Into the Light 4pm - Drama Kids FL 4pm - Tennis Lessons	18 5pm - Martial Arts 8pm - Bible Study Group	19 12:30pm - Into the Light	20 6pm - Santa comes to
21 Clubhouse Reserved: Gre 9am - Tennis Lessons 4pm - Tennis Lessons	22	23 4pm - Tennis Lessons	24 Christmas Eve Recycle Day @ Northwood 4pm - Tennis Lessons	25 Christmas Day	26 12:30pm - Into the Light	27 Clubhouse Reserved:
28 9am - Tennis Lessons 4pm - Tennis Lessons	29	30 4pm - Tennis Lessons	31 New Year's Eve Recycle Day @ Northwood 3pm - Into the Light 4pm - Tennis Lessons	1 New Year's Day 8pm - Bible Study Group	2 12:30pm - Into the Light	3

GPS Pools #3 Inc.

Estimate

7844 Land O Lakes Blvd
Land O Lakes, FL 34638

Date	Estimate #
10/27/2025	PoolService

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

Project

Description	
Monthly Pool Service Brush, net, vac as needed, inspect pool and equipment, add and test chemical levels, update log books. 3x per week service Parts needed under \$35.00 we include in the service like baskets, orings, plastics on gutters, etc. Larger repairs we will quote out for approval and repair. I will honor the price we had back from 2022-2025 for pool service per Jeremy. We are also licensed and insured and can handle the community repairs all as a one stop shop for the pool needs.	
	Subtotal \$950.00
	Sales Tax (7.0%) \$0.00
	Total \$950.00



HB Plumbing Services LLC

1246 Ocean Reef Road
Wesley Chapel, Florida 33544

📞 [+1 \(813\) 532-3392](tel:+1(813)532-3392) ✉️ hbyourplumber@gmail.com

Sent By



HB Plumbing Services LLC
[+1 \(727\) 485-6510](tel:+1(727)485-6510)

hbyourplumber@gmail.com
<https://www.hbplumbingfl.com/>

Estimate Sent

Estimate No.
EST-000081

Billed To:
JEN LAVELLE

✉️ northwood.manager@oulook.com 📞 [+1 \(813\) 724-0140](tel:+1(813)724-0140)

Issued on.
Nov. 6th, 2025

Billing Address:
27248 Big Sur Drive
Wesley Chapel, Florida,
33544

Service Address:
27248 Big Sur Drive
Wesley Chapel, Florida,
33544

Expiration
Nov. 13th, 2025

Powered By
CONTRACTOR PLUS

Scan to review
Estimate details



✓ Approve Estimate ↻ Request Change ✗ Reject

Line Items

Plumbing Services

- Scope of Work:
- Shut off water supply to urinal.
 - Remove and dispose of existing flush valve assembly.
 - Install new commercial-grade urinal flush valve (provided by HB Plumbing)
 - Reconnect water supply and test for proper operation and leaks.
 - Clean up work area upon completion.

\$787.00 each
1.00 Unit **\$787.00**

Materials & Labor Provided By: HB Plumbing.

Items Total **\$787.00**

Material Total \$0.00

Sub Total \$787.00

Total (USD) \$787.00

Independent Contractor Agreement

This AGREEMENT is made this **6th** day of **November** between **Jen Lavelle** (hereinafter called the Client), and **HB Plumbing Services LLC** of **HB Plumbing Services LLC** (hereinafter called the Contractor).

WHEREAS the client is desirous of having certain works (as described in the Schedule hereto), carried out on the premises located at **27248 Big Sur Drive, Wesley Chapel, Florida, 33544**.

IT IS HEREBY AGREED that:

1. TERMS AND CONDITIONS

- a. The Contractor shall carry out and complete all works indicated in the schedule to this contract in good substantial and workmanlike manner.
- b. The Contractor shall complete the works within the time specified under the Contract Period, or any such extension of time as may be agreed upon by the Client thereafter.
- c. Any works not included in the schedule of works shall be deemed to be VARIATIONS TO CONTRACT and all terms and conditions of the original contract shall apply.
- d. The Client agrees to pay to the Contractor the Total sum of \$787.00 per the terms of invoices sent (each invoice will have its own respective due date).

2. The Client shall extend the Contract period by a fair and reasonable amount of time if the Contractor:

- a. Has to spend extra time on the work as a result of variations in the schedule of work.
- b. Cannot finish on time for reasons beyond their control, including, but not limited to any delays caused by the Client.

3. VARIATIONS TO THE CONTRACT

- a. The Client reserves the right to vary the contract, during the period of this Contract and it is only the Client that can change the work details of this Contract.
- b. The Contractor is bound to carry out any such variations as directed by the Client. The Client agrees to reasonably compensate the Contractor for any additional labor required of the Contractor as a result of variations made by the Client.

4. SUB-CONTRACTING

Sub-contracting of the works is not permitted without the consent of the Client, unless this was agreed upon prior to the commencement of such work.

5. MATERIALS

- a. All materials supplied by the Client shall remain the property of the Client.
- b. Where the Contractor supplies materials and the Contract does not include the supply of the same, the Contractor shall provide invoices to show the extent of supply and the Client is bound by this contract to reimburse the Contractor in the sum stated on the invoices submitted.

6. TERMINATION OF THE CONTRACT

- a. The Client may terminate this Contract if the Contractor:
 - i. is absent regularly in the performance of his contractual obligations; or
 - ii. does not meet the agreed date of completion; or
 - iii. is incompetent or negligent in the execution of his contractual obligations; or
 - iv. if the works executed are of an unacceptable quality and standard and the Contractor does not correct the matter upon notice of the same.
- b. The Contractor may terminate this Contract if the Client:
 - i. fails to pay any amount due, without giving a reasonable explanation;
 - ii. Prevents or obstructs the Contractor from the performance of his contractual obligations

7. EFFECT OF TERMINATION ON COMPENSATION

- a. In the event that the Client terminates the Contract, he will be obligated to pay the sums due to the Contractor for any work that's been completed.
- b. In the event that the Contractor terminates this Contract, the Client will be obligated to pay for the works properly executed.

- c. Both the Client and Contractor may terminate this Agreement, and any obligations stated hereunder, with reasonable cause, by providing written notice of a material breach of the other party; or any act exposing the other party to liability to others for personal injury or property damage.

8. BUSINESS LICENSES, PERMITS, AND CERTIFICATES

The Contractor represents and warrants that all employees and personnel associated shall comply with federal, state, and local laws requiring any required licenses, permits, and certificates necessary to perform the Services under this Agreement.

9. FEDERAL AND STATE TAXES

Under this Agreement, the Client shall not be responsible for withholding FICA, Medicare, Social Security, or any other federal or state withholding taxes from the Contractor's payments to employees or personnel or make payments on behalf of the Contractor; Make federal or state unemployment compensation contributions on the Contractor's behalf; and the payment of all taxes incurred related to or while performing the Services under this Agreement, including all applicable income taxes and, if the Contractor is not a corporation, all applicable self-employment taxes. Upon demand, the Contractor shall provide the Client with proof that such payments have been made.

10. INDEMNIFICATION

The Contractor shall indemnify and hold the Client harmless from any loss or liability from performing the Services under this Agreement.

11. CONFIDENTIALITY

The Contractor acknowledges that it will be necessary for the Client to disclose certain confidential and proprietary information to the Contractor in order for the Contractor to perform their duties under this Agreement. The Contractor acknowledges that disclosure to a third party or misuse of this proprietary or confidential information would irreparably harm the Client. Accordingly, the Contractor will not disclose or use, either during or after the term of this Agreement, any proprietary or confidential information of the Client without the Client's prior written permission except to the extent necessary to perform services on the Client's behalf.

Proprietary or confidential information includes, but is not limited to: The written, printed, graphic, or electronically recorded materials furnished by Client for Contractor to use; Any written or tangible information stamped "confidential," "proprietary," or with a similar legend, or any information that Client makes reasonable efforts to maintain the secrecy of business or marketing plans or strategies, customer lists, operating procedures, trade secrets, design formulas, know-how and processes, computer programs and inventories, discoveries, and improvements of any kind, sales projections, and pricing information; and information belonging

12. NO PARTNERSHIP

This Agreement does not create a partnership relationship between the Client and the Contractor. Unless otherwise directed, the Contractor shall have no authority to enter into contracts on the Client's behalf or represent the Client in any manner.

13. SEVERABILITY

This Agreement shall remain in effect in the event a section or provision is unenforceable or invalid. All remaining sections and provisions shall be deemed legally binding unless a court rules that any such provision or section is invalid or unenforceable, thus, limiting the effect of another provision or section. In such case, the affected provision or section shall be enforced as so limited.

14. ASSIGNMENT AND DELEGATION

The Contractor may assign rights and may delegate duties under this Agreement to other individuals or entities acting as a subcontractor ("Subcontractor"). The Contractor recognizes that they shall be liable for all work performed by the Subcontractor and shall hold the Client harmless of any liability in connection with their performed work.

The Contractor shall be responsible for any confidential or proprietary information that is shared with the Subcontractor in accordance with Sections XVI & XVII of this Agreement. If any such information is shared by the Subcontractor to third (3rd) parties, the Contractor shall be made liable.

15. GOVERNING LAW

This Agreement shall be governed under the laws in the State of **Florida**.

16. BREACH WAIVER

Any waiver by the Client of a breach of any section of this Agreement by the Contractor shall not operate or be construed as a waiver of any subsequent breach by the Contractor.

17. INDEPENDENT CONTRACTOR STATUS

The Contractor, under the code of the Internal Revenue Service (IRS), is an independent contractor, and neither the Contractor's employees or contract personnel are, or shall be deemed, the Client's employees.

In its capacity as an independent contractor, Contractor agrees and represents: Contractor has the right to perform services for others during the term of this Agreement; Contractor has the sole right to control and direct the means, manner, and method by which the Services required by this Agreement will be performed. Contractor shall select the routes taken, starting and ending times, days of work, and order the work is performed; Contractor has the right to hire assistant(s) as subcontractors or to use employees to provide the services required under this Agreement. Neither Contractor, nor the Contractor's employees or personnel, shall be required to wear any uniforms provided by the Client; The Services required by this Agreement shall be performed by the Contractor, Contractor's employees or personnel, and the Client will not hire, supervise, or pay assistants to help the Contractor; Neither Contractor nor Contractor's employees or personnel shall receive any training from the Client in the professional skills necessary to perform the services required by this Agreement; and Neither the Contractor nor Contractor's employees or personnel shall be required by the Client to devote full-time to the performance of the Services required by this agreement.

18. LIABILITY INSURANCE

The Contractor agrees to bear all responsibility for the actions related to themselves and their employees or personnel under this Agreement. In addition, the Contractor agrees to obtain comprehensive liability insurance coverage in case of bodily or personal injury, property damage, contractual liability, and cross-liability ("Liability Insurance").

**HB Plumbing Services LLC**

1246 Ocean Reef Road
Wesley Chapel, Florida 33544

Phone: +1 (813) 532-3392

Email: hbyourplumber@gmail.com

Website: <https://www.hbplumbingfl.com/>

**MINUTES OF MEETING
NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Northwood Community Development District was held on Monday, November 17, 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
Mimieux Kilpatrick	Assistant Secretary
Brian Munari	Assistant Secretary (<i>via phone</i>)

Also present, either in person or via Teams Communications, were:

Wesley Elias	District Manager
Tonya Stewart	District Engineer
Jen Lavelle	Onsite 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 and Roll Call**

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

Mr. Elias and Ms. Newsome will meet with LMP and Aquatics weed control regarding ongoing projects.

SECOND ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Review of FY 2025 Budget to Date**

The Board had no questions regarding the FY2025 Budget to date.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

i. Review of October 2025 Financial Statements

The Board had no questions regarding the October 2025 Financial Statements.

40 **ii. Consideration of October 2025 Check Register**

On MOTION by Mr. Quigley, seconded by Ms. Cruz, with all in favor, the motion to accept the October 2025 Check Register carried.

41
42 **B. Aquatics Report**

43 Discussion ensued regarding Pond #1 and Pond #6 options for plant materials.
44

45 **C. Landscape Report**

46 Discussion ensued regarding plants for annual rotations.
47

On MOTION by Mr. Quigley, seconded by Ms. Cruz, with all in favor, the motion to approve replacement of the Palm trees in the amount of \$3,570 carried.

48

On MOTION by Mr. Quigley, seconded by Ms. Cruz, with all in favor, the motion to approve annual flower rotations (red and white) in the amount of \$3,275 carried.

49
50 **i. November 2025 OLM Report**

51 The Board had no question regarding the November 2025 OLM Report
52

53 **ii. November 2025 OLM Grade Sheet**

54 The Board had no question regarding the November 2025 OLM Grade Sheet.
55

56 **D. District Engineer**

57 Discussion ensued regarding SWFWMD 5-year assessments.
58

59 Ms. Stewart provided updates on the Kids Park and advised that signs would reflect the use for
60 children ages 5-12 years of age.
61

62 **E. District Counsel**

63 There being none, the next item followed.
64

65 **F. District Manager**

66 Mr. Elias announced that the next meeting scheduled will be held on December 15, 2025, at 6:30
67 p.m.
68

69 **G. Onsite Manager's Report**

70 Ms. Lavelle provided the Board with updates regarding ongoing projects.
71
72

FIFTH ORDER OF BUSINESS **Business Items**

A. Ratification of Grau & Associates FY2025 Audit Engagement Letter

On MOTION by Mr. Quigley, seconded by Ms. Cruz, with all in favor, the motion to Ratify Grau & Associates FY2025 Audit Engagement Letter carried.

B. Ratification of GPS Pools Pump Proposal

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, the motion to Ratify GPS Pools Pump Proposal carried.

C. Consideration of Resolution 2026-01; General Election 2026

On MOTION by Mr. Quigley, seconded by Ms. Cruz, with all in favor, the motion to adopt Resolution 2026-01; General Election 2026 carried.

Under Other Cover – GPS Pools Impeller Replacement Proposal

On MOTION by Mr. Quigley, seconded by Ms. Kilpatrick, with all in favor, the motion to approve GPS Pools Impeller Replacement Proposal carried.

D. Discussion of Northwood Kids Park

Discussion ensued regarding Northwood Kids Park.

E. Infrastructure Updates

Mr. Perez provided updates to the Board.

i. Infrastructure Advisory Group Agenda

Discussion ensued regarding Budget Line Item titled Special Events.

On MOTION by Ms. Cruz, seconded by Mr. Perez, with all in favor, the motion to move \$5,000 from Event Planning to Special Events, but renamed as Emergency Fund carried.

Discussion ensued regarding CDD contribution to the Holiday Party.

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, the motion to approve a \$1,500 contribution to the Holiday Party carried.

SIXTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Regular Meeting Minutes from October 28, 2025

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, the motion to approve October 28, 2025, Regular Meeting Minutes carried.

Northwood CDD
November 17, 2025, Meeting

SEVENTH ORDER OF BUSINESS **Supervisor's Request and Comments**

The Board requested Mr. Elias and Ms. Newsome to follow up with Grau & Associates regarding the cost being in the amount of \$12,760.

Ms. Cruz requested that Mr. Elias and Ms. Newsome look into ways to reduce the cost.

EIGHTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Quigley, seconded by Ms. Cruz, with all in favor, the meeting was adjourned at 9:59 p.m.

Secretary / Assistant Secretary

Chairman / Vice Chairman