



Northwood Community Development District

January 19, 2026

Agenda Package

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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, January 19, 2026 – 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. District Accountant
 - i. Review of December 2025 Financial Statements Page 3
 - ii. Consideration of December 2025 Check Register Page 36
 - B. Aquatic Weed Control Service Report Page 37
 - C. Landscape Report
 - i. OLM Report Page 49
 - ii. OLM Grade Sheet Page 51
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
 - G. Onsite Manager
 - i. Manager's Report Page 52
- 5. Business Items**
 - A. Consideration of Resolution 2026-02; Removing and Designating
 New Treasurer Page 58
 - B. Infrastructure Updates
- 6. Business Administration**
 - A. Consideration of Minutes from the Meeting held December 15, 2025 Page 59
- 7. Supervisor Requests**
- 8. Audience Comments – Three- (3) Minute Time Limit**
- 9. Adjournment**

The next meeting is scheduled for Monday, February 16, 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 Report

December 31, 2025

CLEAR PARTNERSHIPS



NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FIXED ASSETS		
	GENERAL FUND	FUND	TOTAL
ASSETS			
Cash In Bank	\$ 208,921	\$ -	\$ 208,921
Cash In Bank	206,181	-	206,181
Investments:			
Money Market Account	554,437	-	554,437
SBA Account	310,635	-	310,635
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	\$ 1,282,174	\$ 8,386,926	\$ 9,669,100
LIABILITIES			
Accounts Payable	\$ 45,208	\$ -	\$ 45,208
Refundable Deposits	550	-	550
TOTAL LIABILITIES	45,758	-	45,758
FUND BALANCES			
Nonspendable:			
Prepaid Items	100	-	100
Unassigned:	1,236,316	8,386,926	9,623,242
TOTAL FUND BALANCES	1,236,416	8,386,926	9,623,342
TOTAL LIABILITIES & FUND BALANCES	\$ 1,282,174	\$ 8,386,926	\$ 9,669,100

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ 6,848	\$ (8,152)	45.65%
Room Rentals	20,000	-	(20,000)	0.00%
Interest - Tax Collector	-	102	102	0.00%
Special Assmnts- Tax Collector	810,512	726,111	(84,401)	89.59%
TOTAL REVENUES	845,512	733,061	(112,451)	86.70%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	14,000	3,000	11,000	21.43%
District Counsel	10,000	371	9,629	3.71%
District Engineer	10,000	1,733	8,267	17.33%
District Manager	66,950	16,738	50,212	25.00%
Auditing Services	6,000	-	6,000	0.00%
Onsite Staff	83,000	22,769	60,231	27.43%
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	(60)	2,060	-3.00%
Dues, Licenses, Subscriptions	3,000	2,660	340	88.67%
Total Administration	222,514	73,167	149,347	32.88%
<u>Utility Services</u>				
Amenity Internet	9,980	2,220	7,760	22.24%
Water/Waste	8,200	1,871	6,329	22.82%
Utility - Electric	112,730	26,758	85,972	23.74%
Total Utility Services	130,910	30,849	100,061	23.57%
<u>Other Physical Environment</u>				
Contracts-Landscape Consultant	4,680	1,170	3,510	25.00%
Contracts - Landscape	80,336	18,939	61,397	23.57%
Stormwater Assessment	20,000	-	20,000	0.00%
R&M-Other Landscape	2,000	-	2,000	0.00%
Aquatic Maintenance	21,722	5,052	16,670	23.26%
R&M-Tree Trimming	10,000	4,120	5,880	41.20%
Irrigation Maintenance	3,000	1,752	1,248	58.40%
Reserve - Undesignated	97,500	4,087	93,413	4.19%
Total Other Physical Environment	239,238	35,120	204,118	14.68%

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	35,429	(34,829)	5904.83%
Misc-Contingency	600	45	555	7.50%
Infrastructure	600	-	600	0.00%
Total Capital Expenditures & Projects	3,000	35,474	(32,474)	1182.47%
<u>Parks and Recreation</u>				
Security Patrol Services	22,500	10,500	12,000	46.67%
Pest Control	1,100	116	984	10.55%
Janitorial Cleaning	5,000	975	4,025	19.50%
R&M-Clubhouse	3,000	70	2,930	2.33%
R&M-Pools	10,000	2,710	7,290	27.10%
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	51,996	110,754	31.95%
Event Planning	7,000	-	7,000	0.00%
Special Events	15,000	1,500	13,500	10.00%
Community Enhancement Projects	3,000	-	3,000	0.00%
Op Supplies - Clubhouse	2,000	-	2,000	0.00%
Total Parks and Recreation	249,850	70,185	179,665	28.09%
TOTAL EXPENDITURES	845,512	244,795	600,717	28.95%
Excess (deficiency) of revenues				
Over (under) expenditures	-	488,266	488,266	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		748,150		
FUND BALANCE, ENDING		\$ 1,236,416		

Northwood CDD

Statement Date 12/31/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
12/17/2025		JE001117		Transfer to 4197 to close	-9,880.54	-9,880.54	0.00
Total Checks					-9,880.54	-9,880.54	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Northwood CDD

Statement Date 12/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
12/16/2025		JE001116		Transfer Fund to MMA	450,000.00	450,000.00	0.00
12/31/2025		JE001120	Interest - Investments	Interest Earned	959.62	959.62	0.00
Total Deposits					450,959.62	450,959.62	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Northwood CDD

Bank Account No. 4197
Statement No. 12_25**Statement Date** 12/31/2025

G/L Account No. 101005 Balance	206,180.80	Statement Balance	258,440.99
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	206,180.80	Subtotal	258,440.99
Negative Adjustments	0.00	Outstanding Checks	-52,260.19
Ending G/L Balance	206,180.80	Ending Balance	206,180.80

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/05/2025		JE001114	Special Assmnts-Tax Collector	Tax Revenue	532,746.60	532,746.60	0.00
12/10/2025		JE001115	Special Assmnts-Tax Collector	Tax Revenue	81,710.32	81,710.32	0.00
12/17/2025		JE001117		Transfer to 4197 to close	9,880.54	9,880.54	0.00
12/16/2025		JE001118	Special Assmnts-Tax Collector	Tax Revenue	11,582.18	11,582.18	0.00
12/16/2025		JE001119	Reserve - Undesignated	Tax Collector Refund-Real Estate	33.82	33.82	0.00
12/05/2025		JE001127	Legal Advertising	Refund-Business Observer	78.75	78.75	0.00
12/24/2025		JE001128	Garbage Collection	Bank recon adj Waste	146.30	146.30	0.00
Total Deposits					636,178.51	636,178.51	0.00
Checks							
							0.00
10/21/2025	Payment	100043	OLM, INC.	Inv: 45958	-390.00	-390.00	0.00
11/20/2025	Payment	1019	BRIAN QUIGLEY	Check for Vendor V00155	-200.00	-200.00	0.00
11/20/2025	Payment	1020	GERSSON G. PEREZ	Check for Vendor V00194	-200.00	-200.00	0.00
11/21/2025	Payment	100058	JAMES E. LA ROSE JR. 181 JUNIPER	Inv: 101525, Inv: 100925, Inv: 100225	-900.00	-900.00	0.00
11/21/2025	Payment	100059	LANDSCAPING OF FLORIDA LLC	Inv: 367480, Inv: 365797	-6,936.38	-6,936.38	0.00
11/21/2025	Payment	100060	OLM, INC.	Inv: 46171	-390.00	-390.00	0.00
11/21/2025	Payment	100061	FRANCISCO M MONSERRATE JUNIPER	Inv: 110725-, Inv: 111025-, Inv: 111225-, Inv: 111325-, I	-1,500.00	-1,500.00	0.00
11/21/2025	Payment	100062	LANDSCAPING OF FLORIDA LLC FRONTIER	Inv: 324148, Inv: 325317	-256.46	-256.46	0.00
11/28/2025	Payment	300048	COMMUNICATION S	Inv: 110425-22-5 ACH	-99.99	-99.99	0.00
12/03/2025	Payment	100064	JENNIFER LEE LAVELLE	Inv: 001	-74.98	-74.98	0.00

Bank Account Statement

Northwood CDD

Bank Account No. 4197**Statement No.** 12_25**Statement Date**

12/31/2025

12/08/2025	Payment	300050	FRONTIER COMMUNICATION S	Inv: 111325-08-5 ACH	-167.31	-167.31	0.00
12/15/2025	Payment	1022	INGENUITY POOL SERVICES LLC	Check for Vendor V00218	-1,110.00	-1,110.00	0.00
12/16/2025		JE001116		Transfer Fund to MMA	-450,000.00	-450,000.00	0.00
12/16/2025	Payment	100066	JUNIPER LANDSCAPING OF FLORIDA LLC	Inv: 370289	-6,386.38	-6,386.38	0.00
12/16/2025	Payment	100067	BIG DOG SERVICES LLC	Inv: 120125-	-150.00	-150.00	0.00
12/16/2025	Payment	100068	INFRAMARK LLC	Inv: 164563, Inv: 165662	-5,759.61	-5,759.61	0.00
12/16/2025	Payment	100069	TRULY NOLEN OF AMERICA INC	Inv: 590297535, Inv: 590297681	-186.00	-186.00	0.00
12/16/2025	Payment	100070	INGENUITY POOL SERVICES LLC	Inv: 1134	-800.00	-800.00	0.00
12/16/2025	Payment	100072	JAMES E. LA ROSE JR. 181	Inv: 110425-, Inv: 111225-	-600.00	-600.00	0.00
12/16/2025	Payment	100074	STANTEC CONSULTING	Inv: 2488683	-636.25	-636.25	0.00
12/17/2025	Payment	1023	BARBARA CRUZ	Check for Vendor V00163	-200.00	-200.00	0.00
12/17/2025	Payment	1024	BRIAN QUIGLEY	Check for Vendor V00155	-200.00	-200.00	0.00
12/17/2025	Payment	1025	GERSSON G. PEREZ	Check for Vendor V00194	-200.00	-200.00	0.00
12/17/2025	Payment	1026	MIMIEAUX KILPATRICK	Check for Vendor V00107	-200.00	-200.00	0.00
12/19/2025	Payment	1028	BRIAN MUNARI-EFT	Check for Vendor V00184	-200.00	-200.00	0.00
12/19/2025	Payment	300054	TAMPA ELECTRIC COM	Inv: 120525-0001-ACH	-8,665.98	-8,665.98	0.00
12/22/2025	Payment	300060	FRONTIER COMMUNICATION S	Inv: 112625-5235-ACH	-528.50	-528.50	0.00
12/29/2025	Payment	300061	FRONTIER COMMUNICATION S	Inv: 120425-4225-ACH	-99.99	-99.99	0.00
12/12/2025	Payment	300062	DECISIONHR IX	Inv: 250056230025-ACH	-3,237.68	-3,237.68	0.00
12/26/2025	Payment	300063	DECISIONHR IX	Inv: 250056230026-ACH	-3,284.19	-3,284.19	0.00
12/22/2025	Payment	300065	WASTE CONNECTIONS	Inv: 2077416W426- ACH	-146.30	-146.30	0.00
12/24/2025		JE001128	Garbage Collection	Bank recon adj Waste	-146.30	-146.30	0.00
12/24/2025		JE001129	Garbage Collection	Bank recon adj Waste	-13,078.00	-13,078.00	0.00
Total Checks					-506,930.30	-506,930.30	0.00

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

09/04/2025	Payment	100138	KDC OUTFITTERS	Inv: 2882		-277.80
12/08/2025	Payment	300051	PASCO COUNTY UTILITIES SERVICE	Inv: 23450869-ACH		-79.54
12/05/2025	Payment	300052	WASTE CONNECTIONS	Inv: 8539219W425-ACH		-12,760.00
12/16/2025	Payment	100065	FRANCISCO M MONSERRATE	Inv: 112525-, Inv: 120225-		-600.00

Bank Account Statement

Northwood CDD

Bank Account No. 4197

Statement No. 12_25

Statement Date

12/31/2025

12/16/2025	Payment	100071	NORTHWOOD OF PASCO	Inv: 2025	-1,500.00
12/16/2025	Payment	100073	NICHOLS LANDSCAPE ARCHITECTURE	Inv: MN23-1.14, Inv: MN23-1.15	-22,234.90
12/22/2025	Payment	300053	FRONTIER COMMUNICATION S	Inv: 112625-23-5 ACH	-528.50
12/24/2025	Payment	300056	BANK UNITED CC PMT	Inv: 113025-3194-ACH	-1,201.45
12/22/2025	Payment	DD104	WASTE CONNECTIONS	Payment of Invoice 002236	-13,078.00
Total Outstanding Checks					-52,260.19
Outstanding Deposits					
Total Outstanding Deposits					

Northwood CDD

Statement No. 12 25

Statement Date 12/31/2025

G/L Account No. 101004 Balance	208,920.84	Statement Balance	208,920.84
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	208,920.84
Subtotal	208,920.84	Outstanding Checks	0.00
Negative Adjustments	0.00		
		Ending Balance	208,920.84
Ending G/L Balance	208,920.84		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
12/31/2025		JE001121	Interest - Investments	Interest Earned	663.28	663.28	0.00
Total Deposits					663.28	663.28	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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>001287 3682779 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

Statement Date: December 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 11/30/2025			\$9,880.54
Plus	7	Deposits and Other Credits	\$29,562.73
Less	8	Withdrawals, Checks, and Other Debits	\$39,443.27
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 12/31/2025			\$0.00

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
12/01/2025	CHECK #100047	\$1,000.00		\$8,880.54
12/02/2025	RETURN POSITIVE PAY		\$1,000.00	\$9,880.54
12/03/2025	CHECK #707447	\$800.00		\$9,080.54
12/03/2025	CHECK #777447	\$800.00		\$8,280.54
12/04/2025	RETURN POSITIVE PAY		\$800.00	\$9,080.54
12/04/2025	RETURN POSITIVE PAY		\$800.00	\$9,880.54
12/04/2025	CHECK #878447	\$800.00		\$9,080.54
12/05/2025	RETURN POSITIVE PAY		\$800.00	\$9,880.54
12/05/2025	DISCOVER E-PAYMENT 7011	\$3,486.73		\$6,393.81

BankUnited, N.A.

Statement Date: December 31, 2025

Account Number: *****4066

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	hall debra			
12/12/2025	ACH RETURN FOR 12/05/25		\$3,486.73	\$9,880.54
12/15/2025	CHECK #111046	\$12,750.00		\$-2,869.46
12/15/2025	CHECK #1004480195	\$9,926.00		\$-12,795.46
12/16/2025	Returned Item		\$12,750.00	\$-45.46
12/16/2025	Returned Item		\$9,926.00	\$9,880.54
12/17/2025	WEB TFR TO 009856774197	\$9,880.54		\$0.00
	WEB RF#090730004478			

Check Transactions

<i>Check #</i>	<i>Date</i>	<i>Amount</i>	<i>Check #</i>	<i>Date</i>	<i>Amount</i>	<i>Check #</i>	<i>Date</i>	<i>Amount</i>
100047	12/01	\$1,000.00	707447*	12/03	\$800.00	878447*	12/04	\$800.00
111046*	12/15	\$12,750.00	777447*	12/03	\$800.00	1004480195*	12/15	\$9,926.00

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

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
11/30	\$9,880.54	12/03	\$8,280.54	12/12	\$9,880.54	12/17	\$0.00
12/01	\$8,880.54	12/04	\$9,080.54	12/15	\$-12,795.46		
12/02	\$9,880.54	12/05	\$6,393.81	12/16	\$9,880.54		

Other Balances

Minimum Balance this Statement Period	\$-12,795.46
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P.O. Box 521599 Miami, FL 33152-1599

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Statement Date: December 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: December 31, 2025

Account Number: *****4066

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

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

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

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

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

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

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

For Consumer Customers Only

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

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

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

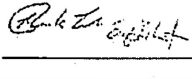
For Electronic Funds Transfers, if we take more than 10 business days to investigate and correct the error, (20 business days if you are a new customer for electronic funds transfers occurring during the first 30 days after the first deposit is made to your account), we will recredit your consumer account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

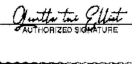
For Substitute Checks, if we take more than 10 business days to investigate and correct the error, we will recredit your consumer account for the amount of loss up to the lesser of \$2,500.00 (plus interest if your account earns interest) or the amount of the substitute check. If your account is new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

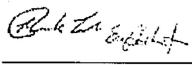
**Member
FDIC**

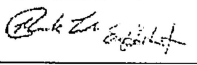


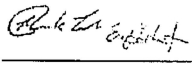
00000098

NORTHWOOD CDD 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		BankUnited 2855 N University Drive Coral Springs, FL 33065	100047 DATE: 11-27-2025
PAY TO THE ORDER OF <u>Avery Schae</u>		\$ <u>1,000.00</u>	
MEMO: 11-27-2025			
			
#100047# 12670905942 9856244066#			
#100047	12/01/2025	\$1,000.00	

EverTrust Lending 855 North Lemore Avenue Lemoore CA 93246		BankUnited 2855 N University Dr Coral Springs, FL 33065	0011046 DATE: Dec 08, 2025
PAY TO THE ORDER OF <u>VIRGINIA WONG</u>		\$ <u>12,750.00</u>	
MEMO: Personal Loan #4878986			
			
#0011046# 12670905942 9856244066#			
#111046	12/15/2025	\$12,750.00	

NORTHWOOD CDD 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		BankUnited 2855 N University Drive Coral Springs, FL 33065	707447 DATE: 12-02-2025
PAY TO THE ORDER OF <u>Shaan Patel</u>		\$ <u>800.00***</u>	
MEMO: Eight Hundred And 00/100*****			
			
#707447# 12670905942 9856244066#			
#707447	12/03/2025	\$800.00	

NORTHWOOD CDD 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		BankUnited 2855 N University Drive Coral Springs, FL 33065	777447 DATE: 12-02-2025
PAY TO THE ORDER OF <u>Shaan Patel</u>		\$ <u>800.00***</u>	
MEMO: Eight Hundred And 00/100*****			
			
#777447# 12670905942 9856244066#			
#777447	12/03/2025	\$800.00	

NORTHWOOD CDD 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		BankUnited 2855 N University Drive Coral Springs, FL 33065	878447 DATE: 12-03-2025
PAY TO THE ORDER OF <u>Shaan Patel</u>		\$ <u>800.00***</u>	
MEMO: Eight Hundred And 00/100*****			
			
#878447# 12670905942 9856244066#			
#878447	12/04/2025	\$800.00	

NORTHWOOD CDD 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607		BankUnited, N.A.	1004480195 Date: 12/10/2025
PAY TO THE ORDER OF <u>DAN MARTON</u>		\$ <u>9,926.00</u>	
MEMO: ***Only Nine Thousand Nine Hundred Twenty Six Dollars***			
FOR <u>12/09/2025</u>			
			
#1004480195# 12670905942 9856244066#			
#4480195	12/15/2025	\$9,926.00	



BankUnited

We appreciate your business.



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

Page 1 of 3

>002824 3656356 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

Statement Date: December 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 11/30/2025			\$103,477.64
Plus	1	Deposits and Other Credits	\$450,000.00
Less	0	Withdrawals, Checks, and Other Debits	\$0.00
Less		Service Charge	\$0.00
Plus		Interest Paid	\$959.62
Statement Balance as of 12/31/2025			\$554,437.26

Interest Summary

Interest Paid this Statement Period	\$959.62
Interest Paid Year to Date	\$5,365.23

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
12/16/2025	WEB TFR FR 009856774197 130023003302 WEB RF#130023003302		\$450,000.00	\$553,477.64
12/31/2025	Interest Paid		\$959.62	\$554,437.26

BankUnited, N.A.

Statement Date: December 31, 2025

Account Number: *****4139

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
11/30	\$103,477.64	12/16	\$553,477.64	12/31	\$554,437.26

Other Balances

Minimum Balance this Statement Period	\$103,477.64
---------------------------------------	--------------



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: December 31, 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

>001757 3656359 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

Statement Date: December 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 11/30/2025			\$129,192.78
Plus	10	Deposits and Other Credits	\$641,977.82
Less	34	Withdrawals, Checks, and Other Debits	\$512,729.61
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 12/31/2025			\$258,440.99

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
12/01/2025	CHECK #1020	\$200.00		\$128,992.78
12/01/2025	FRONTIER COMMUNI BILL PAY 10097664481 BANKUNITED NORTHWOOD C	\$99.99		\$128,892.79
12/02/2025	CHECK #100058	\$900.00		\$127,992.79
12/03/2025	CHECK #1019	\$200.00		\$127,792.79
12/03/2025	CHECK #100061	\$1,500.00		\$126,292.79
12/03/2025	CHECK #100062	\$256.46		\$126,036.33
12/05/2025	Customer Deposit		\$78.75	\$126,115.08
12/05/2025	PASCOTAX TAX ACC		\$532,746.60	\$658,861.68

BankUnited, N.A.

Statement Date: December 31, 2025

Account Number: *****4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	000000000024406 NORTHWOOD CDD			
12/05/2025	CHECK #100059	\$6,936.38		\$651,925.30
12/09/2025	FRONTIER COMMUNI BILL PAY 10122455161 NORTHWOODCDD NORTHWOOD	\$167.31		\$651,757.99
12/11/2025	PASCOTAX TAX ACC 000000000024406 NORTHWOOD CDD		\$81,374.18	\$733,132.17
12/11/2025	PASCOTAX TAX ACC 000000000024406 NORTHWOOD CDD		\$336.14	\$733,468.31
12/12/2025	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,237.68		\$730,230.63
12/16/2025	WEB TFR TO 009856244139 WEB RF#130023003302	\$450,000.00		\$280,230.63
12/16/2025	Customer Deposit		\$33.82	\$280,264.45
12/17/2025	WEB TFR FR 009856244066 090730004478 WEB RF#090730004478		\$9,880.54	\$290,144.99
12/17/2025	BANKUNITED RECREDIT CK100068 NORTHWOOD CDD		\$5,759.61	\$295,904.60
12/17/2025	BANKUNITED RECREDIT CK100069 NORTHWOOD CDD		\$186.00	\$296,090.60
12/17/2025	AVIDPAY SERVICE AVIDPAY CK100068 NORTHWOOD CDD	\$5,759.61		\$290,330.99
12/17/2025	AVIDPAY SERVICE AVIDPAY CK100066 NORTHWOOD CDD	\$6,386.38		\$283,944.61
12/17/2025	AVIDPAY SERVICE AVIDPAY CK100069 NORTHWOOD CDD	\$186.00		\$283,758.61
12/18/2025	PASCOTAX TAX ACC 000000000024406 NORTHWOOD CDD		\$1,344.16	\$285,102.77
12/18/2025	PASCOTAX TAX ACC		\$10,238.02	\$295,340.79



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

Statement Date: December 31, 2025

Account Number: *****4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	00000000024406 NORTHWOOD CDD			
12/19/2025	CHECK #1022	\$1,110.00		\$294,230.79
12/19/2025	CHECK #100060	\$390.00		\$293,840.79
12/22/2025	CHECK #100064	\$74.98		\$293,765.81
12/23/2025	CHECK #1025	\$200.00		\$293,565.81
12/23/2025	FRONTIER COMMUNI BILL PAY 10158524931 BANKUNITED NORTHWOOD C	\$528.50		\$293,037.31
12/23/2025	AVIDPAY SERVICE CORP COLL CK100069 NORTHWOOD CDD	\$186.00		\$292,851.31
12/23/2025	AVIDPAY SERVICE CORP COLL CK100068 NORTHWOOD CDD	\$5,759.61		\$287,091.70
12/24/2025	WASTE CONNECTION WEB_PAY 08519340122325 BANK UNITED NORTHWOOD	\$146.30		\$286,945.40
12/24/2025	WASTE CONNECTION WEB_PAY 08521209122325 BANK UNITED NORTHWOOD	\$13,078.00		\$273,867.40
12/24/2025	CHECK #1023	\$200.00		\$273,667.40
12/24/2025	CHECK #100074	\$636.25		\$273,031.15
12/26/2025	CHECK #1026	\$200.00		\$272,831.15
12/26/2025	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,284.19		\$269,546.96
12/26/2025	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$8,665.98		\$260,880.98
12/29/2025	CHECK #1024	\$200.00		\$260,680.98
12/29/2025	CHECK #100070	\$800.00		\$259,880.98
12/30/2025	CHECK #1028	\$200.00		\$259,680.98
12/30/2025	CHECK #100067	\$150.00		\$259,530.98
12/30/2025	CHECK #100072	\$600.00		\$258,930.98
12/30/2025	FRONTIER COMMUNI BILL PAY 10172857261 BANKUNITED NORTHWOOD C	\$99.99		\$258,830.99
12/31/2025	CHECK #100043	\$390.00		\$258,440.99

Statement Date: December 31, 2025

Account Number: *****4197

Check Transactions

Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
1019	12/03	\$200.00	1028*	12/30	\$200.00	100064*	12/22	\$74.98
1020	12/01	\$200.00	100043*	12/31	\$390.00	100067*	12/30	\$150.00
1022*	12/19	\$1,110.00	100058*	12/02	\$900.00	100070*	12/29	\$800.00
1023	12/24	\$200.00	100059	12/05	\$6,936.38	100072*	12/30	\$600.00
1024	12/29	\$200.00	100060	12/19	\$390.00	100074*	12/24	\$636.25
1025	12/23	\$200.00	100061	12/03	\$1,500.00			
1026	12/26	\$200.00	100062	12/03	\$256.46			

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

Balances by Date

Date	Balance	Date	Balance	Date	Balance	Date	Balance
11/30	\$129,192.78	12/09	\$651,757.99	12/18	\$295,340.79	12/26	\$260,880.98
12/01	\$128,892.79	12/11	\$733,468.31	12/19	\$293,840.79	12/29	\$259,880.98
12/02	\$127,992.79	12/12	\$730,230.63	12/22	\$293,765.81	12/30	\$258,830.99
12/03	\$126,036.33	12/16	\$280,264.45	12/23	\$287,091.70	12/31	\$258,440.99
12/05	\$651,925.30	12/17	\$283,758.61	12/24	\$273,031.15		

Other Balances

Minimum Balance this Statement Period	\$126,036.33
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Effective July 1, 2025, our Funds Availability disclosure will be updated. This update makes required inflation adjustments to certain dollar amounts affecting funds availability. You may access the revised Funds Availability Disclosure by visiting <https://www.bankunited.com/terms-conditions>. Should you have any questions, please contact our Client Care Center at **(877) 779-2265**. We appreciate your business and look forward to continuing to serve your financial needs.



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

Page 5 of 5

Statement Date: December 31, 2025

Account Number: *****4197

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

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

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

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

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

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

Last Statement:
Statement Ending:
Page:

Page 29
November 30, 2025
December 31, 2025
1 of 4

9308 M0656DDA010126103743 09 000000000 405219 004



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: 12/01/25 - 12/31/25

NORTHWOOD COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$208,257.56		\$30,663.28		\$30,000.00		\$208,920.84

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$208,257.56
12/22	CHECK 1003	-\$30,000.00		\$178,257.56
12/22	RETURN ITEM		\$30,000.00	\$208,257.56
	ALTERED CHECK CHECK 1003			
12/31	INTEREST CREDIT		\$663.28	\$208,920.84
Ending Balance				\$208,920.84

CHECKS IN ORDER

Date	Number	Amount
12/22	1003	\$30,000.00

(*) Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.

INTEREST RATE CALCULATIONS



Avg. Stmt. Collected Balance	\$208,257.00	Annual % Yield Earned	3.81%
Year-to-Date Interest Paid	\$8,472.91	Interest Paid	\$663.28

OVERDRAFT FEES

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



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

Account Number:
Statement Date:
Page :

XXXXXX4615
12/31/2025
2 of 4

OVERDRAFT FEES (continued)

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

05219 1235401 0002-0004 405219





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

Account Number:
Statement Date:
Page :

XXXXXX4615
12/31/2025
3 of 4

Check Images for Account XXXXXX4615

NORTHWOOD CDD 2005 PAN AM CIRCLE SUITE 300 TAMPA FL 33607		VALLEY NATIONAL BANK	Check No. 00001003 Date 12/17/2025
****Thirty Thousand and 00/100****		\$ **30,000.00	
PAY TO THE ORDER OF	Christopher Robert Lawrence Reed #17 Fairfield, IA 52556	 Authorized Signature Authorized Signature	
⑈0000 1003⑈ ⑆21201383⑆ 8514731615⑈			

12/22/2025

1003

\$30,000.00

05219 1235402 0003-0004 405219





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

Account Number:

XXXXXX4615

Statement Date:

12/31/2025

Page :

4 of 4

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
12/01/2025 - 12/31/2025

Page 1 of 1

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

Participant Return 12/31/2025 : 3.99 %

Date	Transaction Type	Description	Amount	Balance
12/01/2025	BEGINNING BALANCE			309,587.20
12/31/2025	EARNED INCOME	INTEREST	1,047.93	310,635.13
	Totals:		1,047.93	310,635.13

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 December 31, 2025

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Actual Thru 12/31/2025	Projected Next 9 Mths	FY2026 Total	Adopted Budget	% of Budget
Revenues																		
361001	Interest - Investments	\$ 2,180	\$ 1,995	\$ 2,671	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 6,848	\$ 11,248	\$ 18,096	\$ 15,000	121%
347010	Room Rentals	-	-	-	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	-	15,003	15,003	20,000	75%
361006	Interest - Tax Collector	-	102	-	-	-	-	-	-	-	-	-	-	102	-	102	-	0%
363010	Special Assmnts- Tax Collector	3,466	96,606	626,039	81,051	81,051	81,051	-	-	-	-	-	-	726,111	243,153	969,264	810,512	120%
Total Revenues		5,646	98,703	628,710	83,968	83,968	83,968	2,917	2,917	2,917	2,917	2,917	2,917	733,061	269,404	1,002,465	845,512	119%
Expenditures																		
Administrative																		
511100	Supervisor Fees	1,000	1,000	1,000	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	3,000	10,503	13,503	14,000	96%
531146	District Counsel	127	-	244	833	833	833	833	833	833	833	833	833	371	7,497	7,868	10,000	79%
531147	District Engineer	-	636	1,097	833	833	833	833	833	833	833	833	833	1,733	7,497	9,230	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	16,738	50,210	66,948	66,950	100%
532002	Auditing Services	-	-	-	500	500	500	500	500	500	500	500	500	-	4,500	4,500	6,000	75%
534215	Onsite Staff	9,720	6,527	6,522	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	22,769	62,253	85,022	83,000	102%
545002	Insurance - General Liability	4,511	-	-	399	399	399	399	399	399	399	399	399	4,511	3,591	8,102	4,788	169%
545008	Public Officials Insurance	5,492	-	-	486	486	486	486	486	486	486	486	486	5,492	4,374	9,866	5,829	169%
545009	Insurance -Property & Casualty	15,611	-	-	1,371	1,371	1,371	1,371	1,371	1,371	1,371	1,371	1,371	15,611	12,339	27,950	16,447	170%
545013	Insurance - Crime	342	-	-	42	42	42	42	42	42	42	42	42	342	378	720	500	144%
548002	Legal Advertising	19	-	(79)	167	167	167	167	167	167	167	167	167	(60)	1,503	1,443	2,000	72%
554020	Dues, Licenses, Subscriptions	535	729	1,395	250	250	250	250	250	250	250	250	250	2,660	2,249	4,909	3,000	164%
Total Administrative		42,936	14,471	15,758	18,544	18,544	18,544	18,544	18,544	18,544	18,544	18,544	18,544	73,167	166,894	240,061	222,514	108%
Utility Services																		
541009	Amenity Internet	267	796	1,157	832	832	832	832	832	832	832	832	832	2,220	7,488	9,708	9,980	97%
543018	Water/Waste	479	469	923	683	683	683	683	683	683	683	683	683	1,871	6,147	8,018	8,200	98%
543041	Utility - Electric	10,009	8,084	8,666	9,394	9,394	9,394	9,394	9,394	9,394	9,394	9,394	9,394	26,758	84,547	111,305	112,730	99%
Total Utility Services		10,755	9,349	10,746	10,909	10,909	10,909	10,909	10,909	10,909	10,909	10,909	10,909	30,849	98,182	129,031	130,910	99%
Other Physical Environment																		
531053	Planning and Design	8,292	-	(8,292)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
534062	Contracts-Landscape Consultant	390	390	390	390	390	390	390	390	390	390	390	390	1,170	3,510	4,680	4,680	100%
534171	Contracts - Landscape	6,166	6,386	6,386	6,695	6,695	6,695	6,695	6,695	6,695	6,695	6,695	6,695	18,939	60,254	79,193	80,336	99%
538001	Stormwater Assessment	-	-	-	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	-	15,003	15,003	20,000	75%
546036	R&M-Other Landscape	875	(875)	-	167	167	167	167	167	167	167	167	167	-	1,503	1,503	2,000	75%
546042	Aquatic Maintenance	1,684	1,684	1,684	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	5,052	16,290	21,342	21,722	98%
546099	R&M-Tree Trimming	-	550	3,570	833	833	833	833	833	833	833	833	833	4,120	7,497	11,617	10,000	116%

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 December 31, 2025

Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL				
														Actual Thru 12/31/2025	Projected Next 9 Mths	FY2026 Total	Adopted Budget	% of Budget
546930	Irrigation Maintenance	-	1,752	-	250	250	250	250	250	250	250	250	250	1,752	2,250	4,002	3,000	133%
568186	Reserve - Undesignated	-	846	3,241	8,125	8,125	8,125	8,125	8,125	8,125	8,125	8,125	8,125	4,087	73,125	77,212	97,500	79%
	Total Other Physical Environment	17,407	10,733	6,979	19,937	19,937	19,937	19,937	19,937	19,937	19,937	19,937	19,937	35,120	179,432	214,552	239,238	90%
	<u>Capital Expenditures & Projects</u>																	
531013	Engineering	-	-	-	50	50	50	50	50	50	50	50	50	-	450	450	600	75%
531023	Legal Services	-	-	-	50	50	50	50	50	50	50	50	50	-	450	450	600	75%
531053	Planning and Design	-	-	35,429	50	50	50	50	50	50	50	50	50	35,429	450	35,879	600	5980%
549900	Misc-Contingency	45	-	-	50	50	50	50	50	50	50	50	50	45	450	495	600	83%
563049	Infrastructure	-	-	-	50	50	50	50	50	50	50	50	50	-	450	450	600	75%
	Total Capital Expenditures & Projects	45	-	35,429	250	250	250	250	250	250	250	250	250	35,474	2,250	37,724	3,000	1257%
	<u>Parks and Recreation</u>																	
531116	Security Patrol Services	2,550	3,150	4,800	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	10,500	16,875	27,375	22,500	122%
531170	Pest Control	-	116	-	92	92	92	92	92	92	92	92	92	116	828	944	1,100	86%
53800	Janitorial Cleaning	975	-	-	417	417	417	417	417	417	417	417	417	975	3,753	4,728	5,000	95%
546015	R&M-Clubhouse	-	70	-	250	250	250	250	250	250	250	250	250	70	2,250	2,320	3,000	77%
546074	R&M-Pools	800	1,110	800	833	833	833	833	833	833	833	833	833	2,710	7,497	10,207	10,000	102%
546237	Pool Furniture repair & replacement	-	-	-	333	333	333	333	333	333	333	333	333	-	2,997	2,997	4,000	75%
546414	Recreation / Park Facility Maintenance	-	-	-	167	167	167	167	167	167	167	167	167	-	1,503	1,503	2,000	75%
546479	Security System Monitoring & Maint.	2,318	-	-	833	833	833	833	833	833	833	833	833	2,318	7,497	9,815	10,000	98%
546495	Pavement/Signage/Wall Repairs	-	-	-	208	208	208	208	208	208	208	208	208	-	1,872	1,872	2,500	75%
546913	Garbage Collection	12,935	(1)	39,062	13,563	13,563	13,563	13,563	13,563	13,563	13,563	13,563	13,563	51,996	122,067	174,063	162,750	107%
549022	Event Planning	-	-	-	583	583	583	583	583	583	583	583	583	-	5,247	5,247	7,000	75%
549052	Special Events	-	1,500	-	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,500	11,250	12,750	15,000	85%
549411	Community Enhancement Projects	-	-	-	250	250	250	250	250	250	250	250	250	-	2,250	2,250	3,000	75%
552003	Op Supplies - Clubhouse	-	-	-	167	167	167	167	167	167	167	167	167	-	1,503	1,503	2,000	75%
	Total Parks and Recreation	19,578	5,945	44,662	20,821	20,821	20,821	20,821	20,821	20,821	20,821	20,821	20,821	70,185	187,389	257,574	249,850	103%
	Total Expenditures	90,721	40,498	113,574	70,461	70,461	70,461	70,461	70,461	70,461	70,461	70,461	70,461	244,795	634,147	878,942	845,512	104%
	Excess (deficiency) of revenues																	
	Over (under) expenditures	\$ (85,075)	\$ 58,205	\$ 515,136	\$ 13,507	\$ 13,507	\$ 13,507	\$ (67,544)	\$ (67,544)	\$ (67,544)	\$ (67,544)	\$ (67,544)	\$ (67,544)	488,266	(364,743)	123,523	-	0%
391000	Fund Balance, Beginning (Oct 1, 2025)													748,150	-	748,150	748,150	
	Fund Balance, Ending													\$ 1,236,416	\$ (364,743)	\$ 871,673	\$ 748,150	

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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	100064	12/03/25	JENNIFER LEE LAVELLE	001	Reimbursement for Subscription Services	Dues, Licenses, Subscriptions	554020-51301	\$74.98
001	100065	12/16/25	FRANCISCO M MONSERRATE	112525-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100065	12/16/25	FRANCISCO M MONSERRATE	120225-	TRAFFIC CONTROL AND SEC PATROL	Security Patrol Services	531116-57201	\$300.00
001	100066	12/16/25	JUNIPER LANDSCAPING OF FLORIDA LLC	370289	Monthly Maintenance	Landscape Maintenance	546300-53908	\$6,386.38
001	100067	12/16/25	BIG DOG SERVICES LLC	120125-	Scheduler's Fee for Off Duty Troopers	Security Patrol Services	531116-57201	\$150.00
001	100068	12/16/25	INFRAMARK LLC	164563	Agenda-Copies	Dues, Licenses, Subscriptions	554020-51301	\$180.44
001	100068	12/16/25	INFRAMARK LLC	165662	District Management	District Manager	531150-51301	\$5,579.17
001	100069	12/16/25	TRULY NOLEN OF AMERICA INC	590297535	Pest Control	Pest Control	531170-57201	\$116.00
001	100069	12/16/25	TRULY NOLEN OF AMERICA INC	590297681	PEST CONTROL	R&M-Clubhouse	546015-57201	\$70.00
001	100070	12/16/25	INGENUITY POOL SERVICES LLC	1134	Monthly Pool Service	R&M-Pools	546074-57201	\$800.00
001	100071	12/16/25	NORTHWOOD OF PASCO	2025	2025 Special Event	Special Events	549052-57201	\$1,500.00
001	100072	12/16/25	JAMES E. LA ROSE JR. 181	110425-	TRAFFIC CONTROL AND SEC PATROL	Security Patrol Services	531116-57201	\$300.00
001	100072	12/16/25	JAMES E. LA ROSE JR. 181	111225-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100073	12/16/25	NICHOLS LANDSCAPE ARCHITECTURE	MN23-1.14	Entry Enhancement Project	Planning and Design	531053-53908	\$8,291.70
001	100073	12/16/25	NICHOLS LANDSCAPE ARCHITECTURE	MN23-1.15	Entry Enhancement Project	Planning and Design	531053-53918	\$7,773.29
001	100073	12/16/25	NICHOLS LANDSCAPE ARCHITECTURE	MN23-1.15	Entry Enhancement Project	Planning and Design	531053-53918	\$6,169.91
001	100074	12/16/25	STANTEC CONSULTING	2488683	Engineering Service	District Engineer	531147-51301	\$636.25
001	1022	12/15/25	INGENUITY POOL SERVICES LLC	1080	POOL SVC NOV 2025	R&M-Pools	546074-57201	\$1,110.00
001	1023	12/17/25	BARBARA CRUZ	BC-121525	BOARD 12/15/25	Supervisor Fees	511100-51301	\$200.00
001	1024	12/17/25	BRIAN QUIGLEY	BQ-121525	BOARD 12/15/25	Supervisor Fees	511100-51301	\$200.00
001	1025	12/17/25	GERSSON G. PEREZ	GP-121525	BOARD 12/15/25	Supervisor Fees	511100-51301	\$200.00
001	1026	12/17/25	MIMIEAUX KILPATRICK	MK-121525	BOARD 12/15/25	Supervisor Fees	511100-51301	\$200.00
001	1028	12/19/25	BRIAN MUNARI-EFT	BM-121525-EFT	BOARD 12/15/25	Supervisor Fees	511100-51301	\$200.00
001	300050	12/08/25	FRONTIER COMMUNICATIONS	111325-08-5 ACH	PHONE	Amenity Internet	541009-53150	\$167.31
001	300051	12/08/25	PASCO COUNTY UTILITIES SERVICE	23450869-ACH	Utility-Water	Water/Waste	543018-53150	\$79.54
001	300052	12/05/25	WASTE CONNECTIONS	8539219W425-ACH	Garbage	Garbage Collection	546913-57201	\$12,760.00
001	300053	12/22/25	FRONTIER COMMUNICATIONS	112625-23-5 ACH	PHONE	Amenity Internet	541009-53150	\$528.50
001	300054	12/19/25	TAMPA ELECTRIC COM	120525-0001-ACH	Utility-Electric	Utility - Electric	543041-53150	\$8,665.98
001	300056	12/24/25	BANK UNITED CC PMT	113025-3194-ACH	CC PAYMENT	Dues, Licenses, Subscriptions	554020-51301	\$1,201.45
001	300060	12/22/25	FRONTIER COMMUNICATIONS	112625-5235-ACH	PHONE	Amenity Internet	541009-53150	\$528.50
001	300061	12/29/25	FRONTIER COMMUNICATIONS	120425-4225-ACH	Internet	Amenity Internet	541009-53150	\$99.99
001	300062	12/12/25	DECISIONHR IX	250056230025-ACH	PAYROLL	Onsite Staff	534215-51301	\$3,237.68
001	300063	12/26/25	DECISIONHR IX	250056230026-ACH	PAYROLL	Onsite Staff	534215-51301	\$3,284.19
001	300065	12/22/25	WASTE CONNECTIONS	2077416W426- ACH	GARBAGE	Garbage Collection	546913-57201	\$146.30
001	DD104	12/22/25	WASTE CONNECTIONS	8598183W425-ACH	GARBAGE	Garbage Collection	546913-57201	\$13,398.00
001	DD104	12/22/25	WASTE CONNECTIONS	8598183W425-ACH	Credit Memo 000051	GARBAGE	546913-57201	(\$320.00)
Fund Total								\$84,815.56

Total Checks Paid	\$84,815.56
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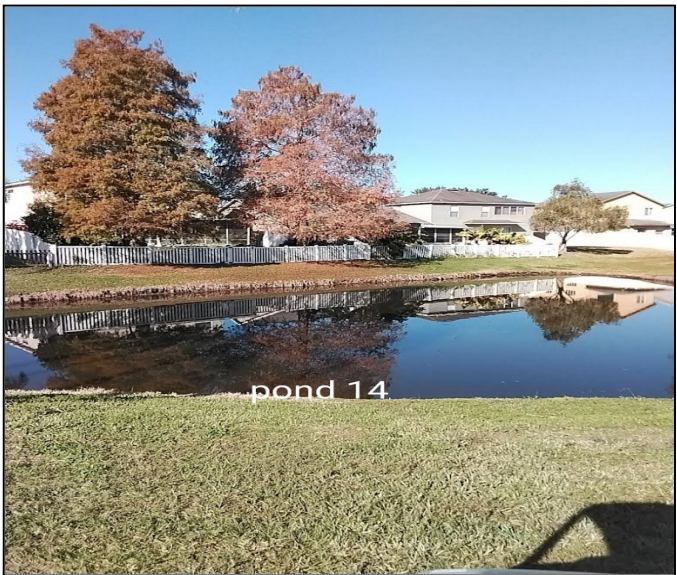




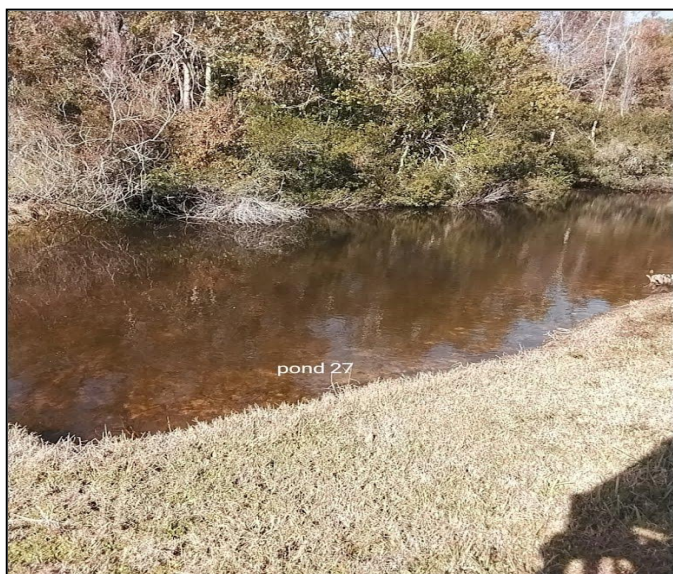
















NORTHWOOD CDD

LANDSCAPE INSPECTION

January 7, 2026

ATTENDING:

JEN LAVELLE – NORTHWOOD CDD

BILL CONRAD – LMP

PAUL WOODS – OLM, INC

SCORE: 95%

**NEXT INSPECTION
FEBRUARY 4, 2026 AT 8:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Pool pump: Control bed weeds.
2. Front door: Monitor heavy pedestrian traffic on turf for recovery.
3. Handicap parking spaces: Determine if the declining Ligustrum is viable and prune back to green wood.
4. **Control turf disease.**
5. Remove mow duff in the common beds.
6. Pool: Apply systemic fungicides on the Ligustrum.
7. Pool parking perimeter: Remove leaves in mulch beds.

COMMONS

8. Schedule rejuvenational pruning of Thryallis.
9. Northside park bench: Remove declining Maple.
10. Redistribute bed mulch when displaced.
11. Gatehouse: Improve fertility to Dwarf Ixora.
12. Entrance: Stagger prune Croton to create a first tiered effect.
13. Redistribute remaining mulch to cover bare soil.
14. Along County Line Road turn lane: Remove overgrowth.
15. Caladise Park: Control broadleaf weeds.

CATEGORY III: IMPROVEMENTS – PRICING

1. Clubhouse: Provide a price to install sod along the sidewalk area where foot traffic has caused decline.
2. Center median island south of The Breakers: Provide a price to infill the open bed area with Evergreen Giant Liriope.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Review with the crew Philodendron pruning practices to prevent over pruning.

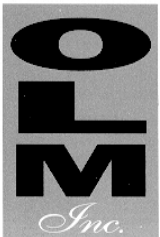
cc: Jen Lavelle northwood.manager@outlook.com
Christina Newsome christina.newsome@inframark.com
Tabitha Blackwelder tabitha.blackwelder@inframark.com
Scott Carlson scott.carlson@lmppro.com
Alex Figueroa alex.figueroa@lmppro.com
Bill Conrad bill.conrad@lmppro.com

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	-3	Brown patch
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10	-2	Ligustrum fungus
PRUNING	10		
CLEANLINESS	10	-3	Overblown mulch, bare soil, leaf debris
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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



Date: 1-7-26 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 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 3:30pm - 4:30pm
Fridays 12:30pm-7:30pm

Please see:

- **December Calendar, December Sales, December Rentals & December 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 December, the CDD's total earnings from the cleaning portion were \$125. After deducting the December supply expenses of \$15.03, the net amount earned is \$109.97. (Total earnings YTD \$309.75)*
- **Fiscal Year Sales (October 2025-September 2026)**
In the third month of this fiscal year, Northwood CDD completed 41 transactions, totaling \$8,575.00 in net sales.
- **Tentative January Calendar**

Updates:

- Urinal
- Pool Vendor

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 1pm - Infrastructure 4pm - Tennis Lessons	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 6:30pm - CDD Monthly	16 4pm - Tennis Lessons 7pm - Barrington HOA	17 Recycle Day @ Northwood 4pm - Drama Kids FL 4pm - Tennis Lessons	18 5pm - Martial Arts 8pm - Bible Study Group	19 2pm - Clubhouse Tour:	20 5pm - Family Holiday 6pm - Santa comes to
21 9am - Tennis Lessons 4pm - Tennis Lessons	22	23 4pm - Tennis Lessons	24 Christmas Eve Recycle Day @ Northwood 4pm - Tennis Lessons	25 Christmas Day	26	27 Clubhouse Reserved:
28 Clubhouse Reserved: 9am - Tennis Lessons 4pm - Tennis Lessons	29	30 4pm - Tennis Lessons	31 New Year's Eve Recycle Day @ Northwood 4pm - Tennis Lessons	1 New Year's Day 8pm - Bible Study Group	2	3

Jen Lavelle, Onsite Manager
 Square Transactions: December FY26

Date	Time	Description	Amount
Tuesday, December 2, 2025	2:48 pm	Clubhouse Reserved: November 29, 2025	\$300.00
Tuesday, December 2, 2025	3:41 pm	Clubhouse Reserved: December 7, 2025	\$600.00
Monday, December 8, 2025	1:56 pm	Refund of Non-Resident Security Deposit December 6 Rental	(\$500.00)
Monday, December 8, 2025	1:59 pm	Refund of Non-Resident Security Deposit December 7 Rental	(\$500.00)
Saturday, December 13, 2025	3:25 pm	Invoice #000082: Monthly Subscription Drama Kids FL	\$325.00
Sunday, December 14, 2025	3:58 pm	Invoice #000083: Tennis Court Rental Subscription	\$300.00
Monday, December 15, 2025	10:10 am	Refund of Security Deposit (Clubhouse) December 13 Rental	(\$200.00)
Tuesday, December 23, 2025	1:48 pm	Clubhouse Reserved: December 28, 2026	\$500.00
Tuesday, December 23, 2025	9:25 pm	Clubhouse Reserved: December 27, 2025	\$600.00
Sunday, December 28, 2025	6:22 pm	Refund of Non-Resident Security Deposit December 27 Rental	(\$500.00)
Wednesday, December 31, 2025	10:02 am	Clubhouse Reserved: January 18, 2026	\$500.00
Wednesday, December 31, 2025	12:59 pm	Refund of Security Deposit (Clubhouse) December 28 Rental	(\$200.00)

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

December FY26

RENTALS

NAME	PHONE	RESIDENT	RENTAL DATE	TIME	PAID
Sarah	████████	NO	12/6 Clubhouse	3PM-9PM	YES
Michaela	████████	NO	12/7 Clubhouse	2PM-8PM	YES
Misty	████████	YES	12/13 Clubhouse	11AM-5PM	YES
Family Holiday Party	████████		12/20 Clubhouse & Grass Area	5PM-8PM	N/A
Dulce	████████	NO	12/27 Clubhouse	5PM-11PM	YES
Antonio	████████	YES	12/28 Clubhouse	1PM-7PM	YES

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

Usage Chart

Item	Dec 6	Dec 7	Dec 13	Dec 27	Dec 28	Total Used
Paper Towels	2	1	2	2	0	7 rolls
Toilet Paper	3	1	3	1	0	8 rolls
Sponges	1	1	1	1	1	5 sponges
Sanitary Strips	2	2	2	2	2	10 strips

Cost Summary Chart

Item	Total Used	Cost per Unit	Total Cost
Paper Towels Brand: POM Paper Towels	7 rolls	\$1.19	\$8.33
Toilet Paper Brand: Member's Mark Ultra Premium	8 rolls	\$0.55	\$4.40
Sponges	5 sponges	\$0.42	\$2.10
Sanitary Strips	10 strips	\$0.02	\$0.20

✓ **Total Spent:**

$\$8.33 + \$4.40 + \$2.10 + \$0.20 = \$15.03$ total

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28 Clubhouse Reserved: 9am - Tennis Lessons 4pm - Tennis Lessons	29	30 4pm - Tennis Lessons	31 New Year's Eve Recycle Day @ Northwood 4pm - Tennis Lessons	1 New Year's Day 8pm - Bible Study Group	2	3
4 Girl Scouts 9am - Tennis Lessons 4pm - Tennis Lessons	5 5pm - Martial Arts	6 4pm - Tennis Lessons	7 Recycle Day @ Northwood 8am - OLM Inspection 4pm - Drama Kids FL 4pm - Tennis Lessons	8 5pm - Martial Arts 8pm - Bible Study Group	9	10
11 9am - Tennis Lessons 4pm - Tennis Lessons	12 5pm - Martial Arts	13 12:30pm - Landscape 4pm - Tennis Lessons 7pm - HOA Committee	14 Recycle Day @ Northwood 1:30pm - Infrastructure 3pm - Into the Light 4pm - Drama Kids FL 4pm - Tennis Lessons	15 5pm - Martial Arts 8pm - Bible Study Group	16 12:30pm - Into the Light	17 Clubhouse Reserved:
18 Clubhouse Reserved: 9am - Tennis Lessons 4pm - Tennis Lessons	19 Martin Luther King Jr. Day 5pm - Martial Arts 6:30pm - CDD Monthly	20 4pm - Tennis Lessons 6:30pm - HOA - DRB	21 Recycle Day @ Northwood 3pm - Into the Light 4pm - Drama Kids FL 4pm - Tennis Lessons	22 5pm - Martial Arts 8pm - Bible Study Group	23 12:30pm - Into the Light	24 Clubhouse Reserved:
25 9am - Tennis Lessons 4pm - Tennis Lessons	26 5pm - Martial Arts	27 4pm - Tennis Lessons 6:30pm - HOA Monthly	28 Recycle Day @ Northwood 3pm - Into the Light 4pm - Drama Kids FL 4pm - Tennis Lessons	29 5pm - Martial Arts 8pm - Bible Study Group	30 12:30pm - Into the Light	31 Clubhouse reserved:

RESOLUTION 2026-02

**A RESOLUTION REMOVING LEAH POPELKA AS
TREASURER AND APPOINTING ERIC DAVIDSON AS
TREASURER OF THE NORTHWOOD COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Northwood Community Development District desires to remove Leah Popelka as Treasurer and appoint Eric Davidson as Treasurer;

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

1. Leah Popelka is removed as Assistant Treasurer.
2. Eric Davidson is appointed Assistant Treasurer.

Adopted this 19th day of January, 2026

Chair / Vice Chair

Secretary / Assistant Secretary

**MINUTES OF MEETING
NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT**

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

Present and constituting a quorum were:

Barbara Cruz	Chairperson
Gersson Perez	Vice Chairperson
Brian Quigley	Assistant Secretary
Mimeaux Kilpatrick	Assistant Secretary
Brian Munari	Assistant Secretary (<i>via phone</i>)

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

Christina Newsome	District Manager
Vivek Babbar	District Counsel (<i>via phone</i>)
Jen Lavelle	Onsite Clubhouse Manager
Lani Randle	Clubhouse Assistant
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**

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

SECOND ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Review of FY2025 Budget to Date**

The Board reviewed the FY2025 Budget to Date.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Accountants Report

i. Review of November 2025 Financial Statement

ii. Consideration of November 2025 Check Register

The Board reviewed the accounting report and asked why certain accounts were not showing interest. The Board requested that they be informed when large amounts of money are being moved.

The Board requested that the entire entryway project be calculated to keep tally and then apply all interest gained to the project.

B. Aquatics Report

The Board reviewed the aquatics report. Discussion ensued regarding the aeration of the ponds and the company who services them.

C. Landscape Report

i. December 2025 OLM Report

ii. December 2025 OLM Grade Sheet

The Board reviewed the landscape report and had no questions.

On MOTION by Mr. Quigley, seconded by Mr. Perez, with all in favor, the motion to accept Juniper Landscaping proposal #353295 in the amount of \$1,600; proposal #335780 in the amount of \$1,028; proposal #377169 in the amount of \$528 with all proposals including stump grinding for a total of \$3,556 was approved.

D. District Engineer

Not present, no additional report.

E. District Counsel

Mr. Babbar presented his report to the Board and reminded them of the annual ethics training, discussed CDD Board conduct, neglect of duty, and provided an overview of government in the sunshine. Mr. Babbar advised that he will be attending the January meeting to deliver another report to the Board.

F. District Manager

Ms. Newsome presented her report to the Board.

Discussion ensued regarding the waste connections and the additional fuel charges that have been sent to the District. Ms. Newsome and Mr. Kilpatrick will coordinate with Waste Connections to discuss the charges and changes to the fuel surcharges.

Ms. Newsome announced that the next meeting is scheduled for Monday, January 19, 2026, at 6:30 p.m.

G. Onsite Manager's Report

Ms. Lavelle presented her report to the Board and discussed the current pool vendor.

i. Consideration of GPS Pools Monthly Pool Service Estimate

On MOTION by Mr. Quigley, seconded by Ms. Cruz, with all in favor, the motion to give Ingenuity Pool notice of termination and enter a contract with GPS Pools for services in the amount of \$950 monthly was approved.

The Board requested that the pool net that was recently replaced be left at the pool and the \$60 cost be deducted from the final payment.

ii. Consideration of HB Plumbing Services Plumbing Proposal #000081

The Board reviewed the proposal and discussed other options for urinal type and installation to include waterless urinal.

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, the motion to approve installation of a touch free urinal with NTE of \$787 was approved.

FIFTH ORDER OF BUSINESS

Business Items

A. Infrastructure Update

Mr. Perez presented the infrastructure update and reported that an email was sent to the county commissioner. They are pushing back on the acquisition of the median and islands from the county. The Board discussed getting counsel's opinion as to whether he has dealt with these situations before and to use as a case study.

i. Discussion of Guard Shack

Discussion ensued regarding the removal of the existing guard shack. This topic has been tabled until January. Any communications going out to the community from the infrastructure group will be added to and approved by the Board at regular board meetings.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Regular Meeting Minutes from November 17, 2025

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, the motion to approve the November 17, 2025, Meeting Minutes was approved.

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

100 The Board requested to have the fuel surcharge backdated from Waste Connections.

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102 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

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

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105 **NINTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Mr. Perez, seconded by Mr. Quigley, with all in favor, the meeting was adjourned at 8:55 p.m.
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Secretary / Assistant Secretary

Chairman / Vice Chairman