



# *Northwood Community Development District*

**February 16, 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  
 Howard Neal, Field Services Director  
 Jonathan Sciortino, District Accountant  
 Melinda Gallo, Administrative Assistant

## Meeting Agenda

Monday, February 16, 2026 – 6:30 p.m.

### Teams Meeting Information

Meeting ID: 268 143 743 154 57 Passcode: MA7kY7dY

Join: <https://teams.microsoft.com/meet/26814374315457?p=0VvNh6HW7jQ31XZgLD>

1. Call to Order and Roll Call
2. Approval of Agenda
3. Audience Comments – *Three (3) Minute Time Limit*
4. Review of Fisal Year 2025 Budget to Date
5. Staff Reports
  - A. District Accountant
    - i. Review of Financial Statements.....P. 3
    - ii. Consideration of Check Register .....P. 28
  - B. Aquatic Weed Control Service Newsletter .....P. 29
    - i. Aquatic Weed Control Service Report.....P. 30
  - C. Landscape Report.....P. 44
    - i. Landscape Grade Sheet.....P. 45
  - D. OLM Report
  - E. District Engineer
  - F. District Counsel
  - G. District Manager
  - H. Onsite Manager
6. Business Administration
  - A. Consideration of Minutes from the Meeting held January 19, 2026.....P. 46
7. Supervisor Requests
8. Audience Comments – *Three (3) Minute Time Limit*
9. Adjournment

*The next meeting is scheduled for Monday, March 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*

*January 31, 2026*

## CLEAR PARTNERSHIPS



## NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of January 31, 2026

(In Whole Numbers)

| ACCOUNT DESCRIPTION                      | GENERAL             |                     |                     |
|--|---------------------|---------------------|---------------------|
|  | GENERAL FUND        | FIXED ASSETS FUND   | TOTAL               |
| <b>ASSETS</b>                            |                     |                     |                     |
| Cash In Bank                             | \$ 209,548          | \$ -                | \$ 209,548          |
| Cash In Bank                             | 182,427             | -                   | 182,427             |
| Due From Other Funds                     | 13,078              | -                   | 13,078              |
| Investments:                             |                     |                     |                     |
| Money Market Account                     | 556,014             | -                   | 556,014             |
| SBA Account                              | 311,660             | -                   | 311,660             |
| 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             |
| <b>TOTAL ASSETS</b>                      | <b>\$ 1,274,727</b> | <b>\$ 8,386,926</b> | <b>\$ 9,661,653</b> |
| <b>LIABILITIES</b>                       |                     |                     |                     |
| Accounts Payable                         | \$ 45,841           | \$ -                | \$ 45,841           |
| Refundable Deposits                      | 550                 | -                   | 550                 |
| <b>TOTAL LIABILITIES</b>                 | <b>46,391</b>       | <b>-</b>            | <b>46,391</b>       |

## NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of January 31, 2026

(In Whole Numbers)

| ACCOUNT DESCRIPTION                          | GENERAL             |                     |                     |
|--|---------------------|---------------------|---------------------|
|  | GENERAL FUND        | FIXED ASSETS FUND   | TOTAL               |
| <b><u>FUND BALANCES</u></b>                  |                     |                     |                     |
| Nonspendable:                                |                     |                     |                     |
| Prepaid Items                                | 100                 | -                   | 100                 |
| Unassigned:                                  | 1,228,236           | 8,386,926           | 9,615,162           |
| <b>TOTAL FUND BALANCES</b>                   | <b>1,228,336</b>    | <b>8,386,926</b>    | <b>9,615,262</b>    |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 1,274,727</b> | <b>\$ 8,386,926</b> | <b>\$ 9,661,653</b> |

**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                      | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                   |                             |                        |                             |  |
| Interest - Investments                   | \$ 15,000                   | \$ 10,076              | \$ (4,924)                  | 67.17%                                 |
| Room Rentals                             | 20,000                      | -                      | (20,000)                    | 0.00%                                  |
| Interest - Tax Collector                 | -                           | 653                    | 653                         | 0.00%                                  |
| Special Assmnts- Tax Collector           | 810,512                     | 748,879                | (61,633)                    | 92.40%                                 |
| Other Miscellaneous Revenues             | -                           | 8,000                  | 8,000                       | 0.00%                                  |
| <b>TOTAL REVENUES</b>                    | <b>845,512</b>              | <b>767,608</b>         | <b>(77,904)</b>             | <b>90.79%</b>                          |
| <b><u>EXPENDITURES</u></b>               |                             |                        |                             |  |
| <b><u>Administration</u></b>             |                             |                        |                             |  |
| Supervisor Fees                          | 14,000                      | 4,000                  | 10,000                      | 28.57%                                 |
| District Counsel                         | 10,000                      | 920                    | 9,080                       | 9.20%                                  |
| District Engineer                        | 10,000                      | 3,754                  | 6,246                       | 37.54%                                 |
| District Manager                         | 66,950                      | 22,317                 | 44,633                      | 33.33%                                 |
| Auditing Services                        | 6,000                       | -                      | 6,000                       | 0.00%                                  |
| Onsite Staff                             | 83,000                      | 29,190                 | 53,810                      | 35.17%                                 |
| 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                       | 3,237                  | (237)                       | 107.90%                                |
| <b>Total Administration</b>              | <b>222,514</b>              | <b>89,314</b>          | <b>133,200</b>              | <b>40.14%</b>                          |
| <b><u>Utility Services</u></b>           |                             |                        |                             |  |
| Amenity Internet                         | 9,980                       | 3,015                  | 6,965                       | 30.21%                                 |
| Water/Waste                              | 8,200                       | 3,089                  | 5,111                       | 37.67%                                 |
| Utility - Electric                       | 112,730                     | 35,372                 | 77,358                      | 31.38%                                 |
| <b>Total Utility Services</b>            | <b>130,910</b>              | <b>41,476</b>          | <b>89,434</b>               | <b>31.68%</b>                          |
| <b><u>Other Physical Environment</u></b> |                             |                        |                             |  |
| Contracts-Landscape Consultant           | 4,680                       | 1,560                  | 3,120                       | 33.33%                                 |
| Contracts - Landscape                    | 80,336                      | 25,325                 | 55,011                      | 31.52%                                 |
| Stormwater Assessment                    | 20,000                      | -                      | 20,000                      | 0.00%                                  |
| R&M-Other Landscape                      | 2,000                       | 3,156                  | (1,156)                     | 157.80%                                |
| Aquatic Maintenance                      | 21,722                      | 6,736                  | 14,986                      | 31.01%                                 |
| R&M-Tree Trimming                        | 10,000                      | 4,120                  | 5,880                       | 41.20%                                 |
| Irrigation Maintenance                   | 3,000                       | 6,421                  | (3,421)                     | 214.03%                                |
| Reserve - Undesignated                   | 97,500                      | 1,157                  | 96,343                      | 1.19%                                  |
| <b>Total Other Physical Environment</b>  | <b>239,238</b>              | <b>48,475</b>          | <b>190,763</b>              | <b>20.26%</b>                          |

**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                               | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|---|-----------------------------|------------------------|-----------------------------|--|
| <b><u>Capital Expenditures &amp; Projects</u></b> |                             |                        |                             |  |
| Engineering                                       | 600                         | -                      | 600                         | 0.00%                                  |
| Legal Services                                    | 600                         | -                      | 600                         | 0.00%                                  |
| Planning and Design                               | 600                         | 39,716                 | (39,716)                    | 6619.33%                               |
| Misc-Contingency                                  | 600                         | 45                     | 555                         | 7.50%                                  |
| Infrastructure                                    | 600                         | -                      | 600                         | 0.00%                                  |
| <b>Total Capital Expenditures &amp; Projects</b>  | <b>3,000</b>                | <b>39,761</b>          | <b>(36,761)</b>             | <b>1325.37%</b>                        |
| <b><u>Parks and Recreation</u></b>                |                             |                        |                             |  |
| Security Patrol Services                          | 22,500                      | 14,400                 | 8,100                       | 64.00%                                 |
| Pest Control                                      | 1,100                       | 302                    | 798                         | 27.45%                                 |
| Janitorial Cleaning                               | 5,000                       | 1,950                  | 3,050                       | 39.00%                                 |
| R&M-Clubhouse                                     | 3,000                       | 70                     | 2,930                       | 2.33%                                  |
| R&M-Pools   | 10,000                      | 4,929                  | 5,071                       | 49.29%                                 |
| 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                      | 5,543                  | 4,457                       | 55.43%                                 |
| Pavement/Signage/Wall Repairs                     | 2,500                       | -                      | 2,500                       | 0.00%                                  |
| Garbage Collection                                | 162,750                     | 39,702                 | 123,048                     | 24.39%                                 |
| 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%                                  |
| <b>Total Parks and Recreation</b>                 | <b>249,850</b>              | <b>68,396</b>          | <b>181,454</b>              | <b>27.37%</b>                          |
| <b>TOTAL EXPENDITURES</b>                         | <b>845,512</b>              | <b>287,422</b>         | <b>558,090</b>              | <b>33.99%</b>                          |
| Excess (deficiency) of revenues                   |                             |                        |                             |  |
| Over (under) expenditures                         | -                           | 480,186                | 480,186                     | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>      |                             | <b>748,150</b>         |                             |  |
| <b>FUND BALANCE, ENDING</b>                       |                             |                        | <b>\$ 1,228,336</b>         |  |

## Bank Account Statement

## Northwood CDD

**Bank Account No.** 4139

**Statement No.** 01\_26

**Statement Date**

01/31/2026

|                                       |            |                             |            |
|---------------------------------------|------------|-----------------------------|------------|
| <b>G/L Account No. 151000 Balance</b> | 556,013.81 | <b>Statement Balance</b>    | 556,013.81 |
|                                       |            | <b>Outstanding Deposits</b> | 0.00       |
| <b>Positive Adjustments</b>           | 0.00       | <b>Subtotal</b>             | 556,013.81 |
| <b>Subtotal</b>                       | 556,013.81 | <b>Outstanding Checks</b>   | 0.00       |
| <b>Negative Adjustments</b>           | 0.00       | <b>Ending Balance</b>       | 556,013.81 |
| <b>Ending G/L Balance</b>             | 556,013.81 |                             |            |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|--------------|---------------|--------------|--------|-------------|--------|----------------|------------|
|--------------|---------------|--------------|--------|-------------|--------|----------------|------------|

## Deposits

|            |          |                        |                 |          |          |      |
|------------|----------|------------------------|-----------------|----------|----------|------|
| 01/31/2026 | JE001131 | Interest - Investments | Interest Earned | 1,576.55 | 1,576.55 | 0.00 |
|------------|----------|------------------------|-----------------|----------|----------|------|

## Total Deposits

|                     |      |
|---------------------|------|
| <b>Checks</b>       | 0.00 |
| <b>Total Checks</b> | 0.00 |

## Adjustments

## Total Adjustments

## Outstanding Deposits

### Total Outstanding Deposits

**Bank Account Statement**

Northwood CDD

**Bank Account No.** 4197**Statement No.** 01\_26**Statement Date** 01/31/2026

|                                       |            |                             |            |
|---------------------------------------|------------|-----------------------------|------------|
| <b>G/L Account No. 101005 Balance</b> | 182,426.55 | <b>Statement Balance</b>    | 199,405.11 |
|                                       |            | <b>Outstanding Deposits</b> | 0.00       |
| <b>Positive Adjustments</b>           | 0.00       |                             |            |
| <b>Subtotal</b>                       | 182,426.55 | <b>Subtotal</b>             | 199,405.11 |
| <b>Negative Adjustments</b>           | 0.00       | <b>Outstanding Checks</b>   | -16,978.56 |
| <b>Ending G/L Balance</b>             | 182,426.55 | <b>Ending Balance</b>       | 182,426.55 |

| Posting Date          | Document Type | Document No. | Vendor                         | Description  | Amount     | Cleared Amount | Difference |
|-----------------------|---------------|--------------|--------------------------------|--|------------|----------------|------------|
| <b>Deposits</b>       |               |              |                                |  |            |                |            |
| 01/08/2026            |               | JE001123     | Special Assmnts-Tax Collector  | Tax Revenue  | 22,767.65  | 22,767.65      | 0.00       |
| 01/08/2026            |               | JE001124     | Interest - Tax Collector       | Tax Collector Interest   | 551.41     | 551.41         | 0.00       |
| 01/28/2026            |               | JE001134     | Other Miscellaneous Revenues   | HOA Reimbursement Holiday Lights                                     | 8,000.00   | 8,000.00       | 0.00       |
| <b>Total Deposits</b> |               |              |                                |  | 31,319.06  | 31,319.06      | 0.00       |
| <b>Checks</b>         |               |              |                                |  |            |                |            |
| 12/16/2025            | Payment       | 100065       | FRANCISCO M MONSERRATE         | Inv: 112525-, Inv: 120225-   | -600.00    | -600.00        | 0.00       |
| 12/16/2025            | Payment       | 100071       | NORTHWOOD OF PASCO             | Inv: 2025  | -1,500.00  | -1,500.00      | 0.00       |
| 12/16/2025            | Payment       | 100073       | NICHOLS LANDSCAPE ARCHITECTURE | Inv: MN23-1.14, Inv: MN23-1.15                                       | -22,234.90 | -22,234.90     | 0.00       |
| 01/06/2026            | Payment       | 100075       | LANDSCAPE ARCHITECTURE         | Inv: MN23-1.16   | -13,193.84 | -13,193.84     | 0.00       |
| 01/06/2026            | Payment       | 100076       | OLM, INC.                      | Inv: 46376   | -390.00    | -390.00        | 0.00       |
| 01/06/2026            | Payment       | 100077       | JAMES E. LA ROSE JR. 181       | Inv: 120225-, Inv: 120925-, Inv: 121725-                             | -900.00    | -900.00        | 0.00       |
| 01/06/2026            | Payment       | 100078       | INFRAMARK LLC                  | Inv: 166710  | -193.90    | -193.90        | 0.00       |
| 01/06/2026            | Payment       | 100079       | FRANCISCO M MONSERRATE         | Inv: 120425-, Inv: 120525-, Inv: 120825-, Inv: 120925-, Inv: JUNIPER | -2,700.00  | -2,700.00      | 0.00       |
| 01/06/2026            | Payment       | 100080       | LANDSCAPING OF FLORIDA LLC     | Inv: 372231, Inv: 373073   | -6,845.00  | -6,845.00      | 0.00       |
| 01/06/2026            | Payment       | 100081       | STANTEC CONSULTING             | Inv: 2501424   | -1,096.50  | -1,096.50      | 0.00       |
| 01/06/2026            | Payment       | 100082       | AQUATIC WEED CONTROL, INC.     | Inv: 116836  | -1,684.00  | -1,684.00      | 0.00       |
| 01/06/2026            | Payment       | 100083       | TIMES PUBLISHING COMANY        | Inv: 44470-070625  | -166.50    | -166.50        | 0.00       |

**Bank Account Statement**

Northwood CDD

**Bank Account No.** 4197**Statement No.** 01\_26**Statement Date**

01/31/2026

|                     |         |          |                                      |                         |                   |                   |             |
|---------------------|---------|----------|--------------------------------------|-------------------------|-------------------|-------------------|-------------|
| 12/22/2025          | Payment | 300053   | FRONTIER<br>COMMUNICATION<br>S       | Inv: 112625-23-5 ACH    | -528.50           | -528.50           | 0.00        |
| 12/24/2025          | Payment | 300056   | BANK UNITED CC<br>PMT                | Inv: 113025-3194-ACH    | -1,201.45         | -1,201.45         | 0.00        |
| 01/06/2026          | Payment | 300059   | FRONTIER<br>COMMUNICATION<br>S       | Inv: 121325-4085-ACH    | -167.05           | -167.05           | 0.00        |
| 01/14/2026          | Payment | 100085   | FRANCISCO M<br>MONSERRATE<br>JUNIPER | Inv: 010926-            | -300.00           | -300.00           | 0.00        |
| 01/14/2026          | Payment | 100087   | LANDSCAPING OF<br>FLORIDA LLC        | Inv: 375592             | -6,386.38         | -6,386.38         | 0.00        |
| 01/14/2026          | Payment | 100088   | STRALEY ROBIN<br>VERICKER            | Inv: 27680              | -244.00           | -244.00           | 0.00        |
| 01/14/2026          | Payment | 100090   | JENNIFER LEE<br>LAVELLE              | Inv: 1                  | -344.95           | -344.95           | 0.00        |
| 01/09/2026          | Payment | 300067   | DECISIONHR IX<br>FRONTIER            | Inv: 260056230001- ACH  | -2,908.75         | -2,908.75         | 0.00        |
| 01/28/2026          | Payment | 300069   | COMMUNICATION<br>S                   | Inv: 010426-4225- ACH   | -99.99            | -99.99            | 0.00        |
| 01/20/2026          | Payment | 300070   | WASTE<br>CONNECTIONS                 | Inv: 8654139W425- ACH   | -13,398.00        | -13,398.00        | 0.00        |
| 01/20/2026          | Payment | 300073   | WASTE<br>CONNECTIONS                 | Inv: 2102497W426- ACH   | -146.30           | -146.30           | 0.00        |
| 01/22/2026          | Payment | 300074   | TAMPA ELECTRIC<br>COM                | Inv: 010726-0001- ACH   | -8,613.22         | -8,613.22         | 0.00        |
| 01/23/2026          | Payment | 300075   | DECISIONHR IX                        | Inv: 2600562300202- ACH | -3,511.71         | -3,511.71         | 0.00        |
| 01/28/2026          |         | JE001135 | Supervisor Fees                      | Supervisor Fees         | -200.00           | -200.00           | 0.00        |
| 01/28/2026          |         | JE001136 | Supervisor Fees                      | Supervisor Fees         | -800.00           | -800.00           | 0.00        |
| <b>Total Checks</b> |         |          |                                      |                         | <b>-90,354.94</b> | <b>-90,354.94</b> | <b>0.00</b> |

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

|            |         |        |                                   |                       |           |
|------------|---------|--------|-----------------------------------|-----------------------|-----------|
| 09/04/2025 | Payment | 100138 | KDC OUTFITTERS                    | Inv: 2882             | -277.80   |
| 01/05/2026 | Payment | 300055 | PASCO COUNTY<br>UTILITIES SERVICE | Inv: 23640209-ACH     | -147.02   |
| 01/05/2026 | Payment | 300057 | PASCO COUNTY<br>UTILITIES SERVICE | Inv: 23640307-ACH     | -705.34   |
| 01/05/2026 | Payment | 300058 | PASCO COUNTY<br>UTILITIES SERVICE | Inv: 23639431-ACH     | -137.99   |
| 01/14/2026 | Payment | 100084 | INFRAMARK LLC                     | Inv: 167786           | -5,579.17 |
| 01/14/2026 | Payment | 100086 | GPS POOLS                         | Inv: JAN 2026, Inv:   | -1,269.05 |
| 01/14/2026 | Payment | 100089 | BIG DOG SERVICES<br>LLC           | Inv: 010126-          | -150.00   |
| 01/20/2026 | Payment | 300066 | FRONTIER<br>COMMUNICATION<br>S    | Inv: 122625-23-5- ACH | -528.50   |
| 01/26/2026 | Payment | 300068 | BANK UNITED CC<br>PMT             | Inv: 123125-3194-ACH  | -361.37   |
| 01/29/2026 | Payment | 100091 | STRALEY ROBIN<br>VERICKER         | Inv: 27756            | -549.00   |
| 01/29/2026 | Payment | 100092 | OLM, INC.                         | Inv: 46543            | -390.00   |

**Bank Account Statement**

Northwood CDD

**Bank Account No.** 4197**Statement No.** 01\_26**Statement Date**

01/31/2026

|                                 |         |        |  |                            |                   |
|---------------------------------|---------|--------|--|----------------------------|-------------------|
| 01/29/2026                      | Payment | 100093 | AQUATIC WEED<br>CONTROL, INC.<br>JOHNSON | Inv: 117987                | -1,684.00         |
| 01/29/2026                      | Payment | 100094 | CONTROLS<br>SECURITY                     | Inv: 42059351              | -1,766.81         |
| 01/29/2026                      | Payment | 100095 | FRANCISCO M<br>MONSERRATE                | Inv: 011626-, Inv: 011926- | -600.00           |
| 01/30/2026                      | Payment | 1029   | SPEAREM<br>ENTERPRISES                   | Check for Vendor V00077    | -975.00           |
| 01/30/2026                      | Payment | 1030   | W.C. SHERRILL AND<br>COMPANY LLC         | Check for Vendor V00224    | -400.00           |
| 01/30/2026                      | Payment | 300071 | ADT SECURITY<br>SERVICES                 | Inv: 012226-3626- ACH      | -1,457.51         |
| <b>Total Outstanding Checks</b> |         |        |  |                            | <b>-16,978.56</b> |

**Outstanding Deposits****Total Outstanding Deposits**

## Bank Account Statement

## Northwood CDD

**Bank Account No.** 4615

**Statement No.** 01\_26

**Statement Date**

01/31/2026

|                                       |            |                             |            |
|---------------------------------------|------------|-----------------------------|------------|
| <b>G/L Account No. 101004 Balance</b> | 209,547.61 | <b>Statement Balance</b>    | 209,547.61 |
|                                       |            | <b>Outstanding Deposits</b> | 0.00       |
| <b>Positive Adjustments</b>           | 0.00       |                             |            |
| <b>Subtotal</b>                       | 209,547.61 | <b>Subtotal</b>             | 209,547.61 |
| <b>Negative Adjustments</b>           | 0.00       | <b>Outstanding Checks</b>   | 0.00       |
| <b>Ending G/L Balance</b>             | 209,547.61 | <b>Ending Balance</b>       | 209,547.61 |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|--------------|---------------|--------------|--------|-------------|--------|----------------|------------|
|--------------|---------------|--------------|--------|-------------|--------|----------------|------------|

## Deposits

|            |          |                        |                 |        |        |      |
|------------|----------|------------------------|-----------------|--------|--------|------|
| 01/31/2026 | JE001132 | Interest - Investments | Interest Earned | 626.77 | 626.77 | 0.00 |
|------------|----------|------------------------|-----------------|--------|--------|------|

## Total Deposits

## Checks

### Total Checks

## Adjustments

## Total Adjustments

## Outstanding Deposits



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

Page 1 of 3

>000933 4233520 0001 008229 10Z  
NORTHWOOD CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607

**Statement Date: January 31, 2026**

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

#### Customer Service Information

- Client Care: 877-779-BANK (2265)
- Web Site: [www.bankunited.com](http://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 12/31/2025 |   | \$554,437.26                          |
| Plus                               | 0 | Deposits and Other Credits            |
| Less                               | 0 | Withdrawals, Checks, and Other Debits |
| Less                               |   | Service Charge                        |
| Plus                               |   | Interest Paid                         |
| Statement Balance as of 01/31/2026 |   | \$556,013.81                          |

#### Interest Summary

|                                     |            |
|-------------------------------------|------------|
| Interest Paid this Statement Period | \$1,576.55 |
| Interest Paid Year to Date          | \$1,576.55 |
| Interest Paid Prior Year 2025       | \$5,365.23 |
| Interest Withheld Prior Year 2025   | \$0.00     |

#### Activity By Date

| Date       | Description   | Withdrawals | Deposits   | Balance      |
|------------|---------------|-------------|------------|--------------|
| 01/30/2026 | Interest Paid |             | \$1,576.55 | \$556,013.81 |

**BankUnited, N.A.**

**Statement Date: January 31, 2026**

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

**Balances by Date**

| <b>Date</b> | <b>Balance</b> | <b>Date</b> | <b>Balance</b> |
|-------------|----------------|-------------|----------------|
| 12/31       | \$554,437.26   | 01/30       | \$556,013.81   |

**Other Balances**

|                                       |              |
|---------------------------------------|--------------|
| Minimum Balance this Statement Period | \$554,437.26 |
|---------------------------------------|--------------|



**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: January 31, 2026**

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

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

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

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

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

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

**IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:**

**PLEASE CALL (TOLL FREE) 1-877-779-BANK (2265) OR WRITE US AT:**

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

**For Consumer Customers Only**

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

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

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

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

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



**BankUnited, N.A.**



**BankUnited**

We appreciate your business.



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

Page 1 of 6

>002309 4233546 0001 008229 10Z  
NORTHWOOD CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607

**Statement Date: January 31, 2026**

Account Number: \*\*\*\*\*4197

**Customer Service Information**

- Client Care: 877-779-BANK (2265)
- Web Site: [www.bankunited.com](http://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 12/31/2025 |    |                                       | \$258,440.99 |
| Plus                               | 15 | Deposits and Other Credits            | \$63,732.68  |
| Less                               | 42 | Withdrawals, Checks, and Other Debits | \$122,768.56 |
| Less                               |    | Service Charge                        | \$0.00       |
| Plus                               |    | Interest Paid                         | \$0.00       |
| Statement Balance as of 01/31/2026 |    |                                       | \$199,405.11 |

**Activity By Date**

| Date       | Description   | Withdrawals | Deposits   | Balance      |
|------------|---|-------------|------------|--------------|
| 01/05/2026 | CHECK #100073   | \$22,234.90 |            | \$236,206.09 |
| 01/06/2026 | BANKUNITED RECREDIT<br>043000096717876<br>1400310000039009139281        |             | \$1,201.45 | \$237,407.54 |
| 01/06/2026 | CHECK #100065   | \$600.00    |            | \$236,807.54 |
| 01/06/2026 | BANKUNITED, N.A. BU CC PMT<br>043000096717876<br>1400310000039009139281 |             | \$1,201.45 | \$235,606.09 |
| 01/07/2026 | BANKUNITED RECREDIT<br>CK100078   |             | \$193.90   | \$235,799.99 |

**BankUnited, N.A.**

Statement Date: January 31, 2026

Account Number: \*\*\*\*\*4197

**Activity By Date**

| Date       | Description                                   | Withdrawals | Deposits    | Balance      |
|------------|---|-------------|-------------|--------------|
|            | NORTHWOOD CDD                                 |             |             |              |
| 01/07/2026 | BANKUNITED RECREDIT<br>CK100083               |             | \$166.50    | \$235,966.49 |
|            | NORTHWOOD CDD                                 |             |             |              |
| 01/07/2026 | FRONTIER COMMUNI BILL PAY<br>10198786521      | \$167.05    |             | \$235,799.44 |
|            | NORTHWOODCDD NORTHWOOD                        |             |             |              |
| 01/07/2026 | AVIDPAY SERVICE AVIDPAY<br>CK100078           | \$193.90    |             | \$235,605.54 |
|            | NORTHWOOD CDD                                 |             |             |              |
| 01/07/2026 | AVIDPAY SERVICE AVIDPAY<br>CK100080           | \$6,845.00  |             | \$228,760.54 |
|            | NORTHWOOD CDD                                 |             |             |              |
| 01/07/2026 | AVIDPAY SERVICE AVIDPAY<br>CK100083           | \$166.50    |             | \$228,594.04 |
|            | NORTHWOOD CDD                                 |             |             |              |
| 01/09/2026 | PASCOTAX TAX ACC<br>000000000024406           |             | \$18,761.72 | \$247,355.76 |
|            | NORTHWOOD CDD                                 |             |             |              |
| 01/09/2026 | PASCOTAX TAX ACC<br>000000000024406           |             | \$4,005.93  | \$251,361.69 |
|            | NORTHWOOD CDD                                 |             |             |              |
| 01/09/2026 | PASCOTAX TAX ACC<br>000000000024406           |             | \$551.41    | \$251,913.10 |
|            | NORTHWOOD CDD                                 |             |             |              |
| 01/09/2026 | DECISION HR USA PAYROLL<br>5623               | \$2,908.75  |             | \$249,004.35 |
|            | Northwood Community De                        |             |             |              |
| 01/12/2026 | BANKUNITED RECREDIT<br>CK100078               |             | \$193.90    | \$249,198.25 |
|            | NORTHWOOD CDD                                 |             |             |              |
| 01/12/2026 | BANKUNITED RECREDIT<br>CK100083               |             | \$166.50    | \$249,364.75 |
|            | NORTHWOOD CDD                                 |             |             |              |
| 01/12/2026 | BANKUNITED RECREDIT<br>043000092934344        |             | \$1,201.45  | \$250,566.20 |
|            | 1400310000039018041083                        |             |             |              |
| 01/12/2026 | CHECK #100081                                 | \$1,096.50  |             | \$249,469.70 |
| 01/12/2026 | BANKUNITED, N.A. BU CC PMT<br>043000092934344 | \$1,201.45  |             | \$248,268.25 |



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

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**Statement Date: January 31, 2026**

Account Number: \*\*\*\*\*4197

**Activity By Date**

| <b>Date</b> | <b>Description</b>                                     | <b>Withdrawals</b> | <b>Deposits</b> | <b>Balance</b> |
|-------------|--|--------------------|-----------------|----------------|
|             | 1400310000039018041083                                 |                    |                 |                |
| 01/12/2026  | AVIDPAY SERVICE CORP COLL<br>CK100078<br>NORTHWOOD CDD | \$193.90           |                 | \$248,074.35   |
| 01/12/2026  | AVIDPAY SERVICE CORP COLL<br>CK100083<br>NORTHWOOD CDD | \$166.50           |                 | \$247,907.85   |
| 01/13/2026  | CHECK #100077  | \$900.00           |                 | \$247,007.85   |
| 01/14/2026  | OUTGOING DOM WIRE: 20260114RO2<br>16002 BANKUNITED     | \$1,201.45         |                 | \$245,806.40   |
| 01/14/2026  | CHECK #100082  | \$1,684.00         |                 | \$244,122.40   |
| 01/15/2026  | BANKUNITED RECREDIT<br>CK100084<br>NORTHWOOD CDD       |                    | \$5,579.17      | \$249,701.57   |
| 01/15/2026  | BANKUNITED RECREDIT<br>CK100087<br>NORTHWOOD CDD       |                    | \$6,386.38      | \$256,087.95   |
| 01/15/2026  | AVIDPAY SERVICE AVIDPAY<br>CK100084<br>NORTHWOOD CDD   |                    | \$5,579.17      | \$250,508.78   |
| 01/15/2026  | AVIDPAY SERVICE AVIDPAY<br>CK100087<br>NORTHWOOD CDD   |                    | \$6,386.38      | \$244,122.40   |
| 01/16/2026  | CHECK #100079  | \$2,700.00         |                 | \$241,422.40   |
| 01/16/2026  | AVIDPAY CORP COLL<br>197659284<br>INFRAMARK            | \$166.50           |                 | \$241,255.90   |
| 01/16/2026  | AVIDPAY CORP COLL<br>197659307<br>INFRAMARK            | \$193.90           |                 | \$241,062.00   |
| 01/20/2026  | CHECK #100075  | \$13,193.84        |                 | \$227,868.16   |
| 01/20/2026  | CHECK #100076  | \$390.00           |                 | \$227,478.16   |
| 01/21/2026  | BANKUNITED RECREDIT<br>CK100037<br>NORTHWOOD CDD       |                    | \$5,579.16      | \$233,057.32   |
| 01/21/2026  | BANKUNITED RECREDIT<br>CK100038<br>NORTHWOOD CDD       |                    | \$6,166.04      | \$239,223.36   |
| 01/21/2026  | CHECK #100071  | \$1,500.00         |                 | \$237,723.36   |
| 01/21/2026  | FRONTIER COMMUNI BILL PAY                              | \$528.50           |                 | \$237,194.86   |

**BankUnited, N.A.**

Statement Date: January 31, 2026

Account Number: \*\*\*\*\*4197

**Activity By Date**

| <b>Date</b> | <b>Description</b>                          | <b>Withdrawals</b> | <b>Deposits</b> | <b>Balance</b> |
|-------------|---|--------------------|-----------------|----------------|
|             | 10233651371                                 |                    |                 |                |
|             | BANKUNITED NORTHWOOD C                      |                    |                 |                |
| 01/21/2026  | AVIDPAY SERVICE CORP COLL<br>CK100037       | \$5,579.16         |                 | \$231,615.70   |
|             | NORTHWOOD CDD                               |                    |                 |                |
| 01/21/2026  | AVIDPAY SERVICE CORP COLL<br>CK100038       | \$6,166.04         |                 | \$225,449.66   |
|             | NORTHWOOD CDD                               |                    |                 |                |
| 01/22/2026  | WASTE CONNECTION WEB_PAY<br>10176839012126  | \$13,398.00        |                 | \$212,051.66   |
|             | BANK UNITED NORTHWOOD                       |                    |                 |                |
| 01/22/2026  | WASTE CONNECTION WEB_PAY<br>10177910012126  | \$146.30           |                 | \$211,905.36   |
|             | BANK UNITED NORTHWOOD                       |                    |                 |                |
| 01/23/2026  | CHECK #100090                               | \$344.95           |                 | \$211,560.41   |
| 01/23/2026  | DECISION HR USA PAYROLL<br>5623             | \$3,511.71         |                 | \$208,048.70   |
|             | Northwood Community De                      |                    |                 |                |
| 01/26/2026  | Customer Deposit                            |                    | \$8,000.00      | \$216,048.70   |
| 01/26/2026  | CHECK #100088                               | \$244.00           |                 | \$215,804.70   |
| 01/26/2026  | TECO/PEOPLE GAS UTILITYBIL<br>NORTHWOOD CDD | \$8,613.22         |                 | \$207,191.48   |
| 01/28/2026  | CHECK #100085                               | \$300.00           |                 | \$206,891.48   |
| 01/28/2026  | ADP WAGE PAY WAGE PAY<br>7440792321838EK    | \$200.00           |                 | \$206,691.48   |
|             | NORTHWOOD COMMUNITY DE                      |                    |                 |                |
| 01/28/2026  | ADP WAGE PAY WAGE PAY<br>7440792321848EK    | \$800.00           |                 | \$205,891.48   |
|             | NORTHWOOD COMMUNITY DE                      |                    |                 |                |
| 01/29/2026  | BANKUNITED RECREDIT<br>CK100084             |                    | \$5,579.17      | \$211,470.65   |
|             | NORTHWOOD CDD                               |                    |                 |                |
| 01/29/2026  | FRONTIER COMMUNI BILL PAY<br>10259489121    | \$99.99            |                 | \$211,370.66   |
|             | BANKUNITED NORTHWOOD C                      |                    |                 |                |
| 01/29/2026  | AVIDPAY SERVICE CORP COLL<br>CK100084       | \$5,579.17         |                 | \$205,791.49   |
|             | NORTHWOOD CDD                               |                    |                 |                |
| 01/29/2026  | AVIDPAY SERVICE CORP COLL<br>CK100087       | \$6,386.38         |                 | \$199,405.11   |



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

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**Statement Date: January 31, 2026**

Account Number: \*\*\*\*\*4197

### Activity By Date

| Date | Description   | Withdrawals | Deposits | Balance |
|------|---------------|-------------|----------|---------|
|      | NORTHWOOD CDD |             |          |         |

### Check Transactions

| Check # | Date  | Amount      | Check # | Date  | Amount     | Check # | Date  | Amount     |
|---------|-------|-------------|---------|-------|------------|---------|-------|------------|
| 100065  | 01/06 | \$600.00    | 100076  | 01/20 | \$390.00   | 100082  | 01/14 | \$1,684.00 |
| 100071* | 01/21 | \$1,500.00  | 100077  | 01/13 | \$900.00   | 100085* | 01/28 | \$300.00   |
| 100073* | 01/05 | \$22,234.90 | 100079* | 01/16 | \$2,700.00 | 100088* | 01/26 | \$244.00   |
| 100075* | 01/20 | \$13,193.84 | 100081* | 01/12 | \$1,096.50 | 100090* | 01/23 | \$344.95   |

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

### Balances by Date

| Date  | Balance      | Date  | Balance      | Date  | Balance      | Date  | Balance      |
|-------|--------------|-------|--------------|-------|--------------|-------|--------------|
| 12/31 | \$258,440.99 | 01/09 | \$249,004.35 | 01/16 | \$241,062.00 | 01/23 | \$208,048.70 |
| 01/05 | \$236,206.09 | 01/12 | \$247,907.85 | 01/20 | \$227,478.16 | 01/26 | \$207,191.48 |
| 01/06 | \$235,606.09 | 01/13 | \$247,007.85 | 01/21 | \$225,449.66 | 01/28 | \$205,891.48 |
| 01/07 | \$228,594.04 | 01/14 | \$244,122.40 | 01/22 | \$211,905.36 | 01/29 | \$199,405.11 |

### Other Balances

|                                       |              |
|---------------------------------------|--------------|
| Minimum Balance this Statement Period | \$199,405.11 |
|---------------------------------------|--------------|



**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.

**BankUnited, N.A.**

**Statement Date: January 31, 2026**

Account Number: \*\*\*\*\*4197

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

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

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

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

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

**IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:**

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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.

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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.





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

Last Statement:  
Statement Ending:  
Page:

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December 31, 2025  
January 31, 2026  
1 of 2

48546 M0656DDA013126064416 07 00000000 226960 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: 01/01/26 - 01/31/26

NORTHWOOD COMMUNITY DEVELOPMENT

| Beginning Balance | + | Deposits & Other Credits | - | Withdrawals & Other Debits | = | Ending Balance |
|-------------------|---|--------------------------|---|----------------------------|---|----------------|
| \$208,920.84      |   | \$626.77                 |   | \$0.00                     |   | \$209,547.61   |

### TRANSACTIONS

| Date  | Description           | Withdrawals & Other Debits | Deposits & Other Credits | Balance             |
|-------|-----------------------|----------------------------|--------------------------|---------------------|
| 01/31 | Beginning Balance     |                            |                          | \$208,920.84        |
| 01/31 | INTEREST CREDIT       |                            | \$626.77                 | \$209,547.61        |
|       | <b>Ending Balance</b> |                            |                          | <b>\$209,547.61</b> |

### INTEREST RATE CALCULATIONS

|                              |              |                       |          |
|------------------------------|--------------|-----------------------|----------|
| Avg. Stmt. Collected Balance | \$208,920.00 | Annual % Yield Earned | 3.59%    |
| Year-to-Date Interest Paid   | \$626.77     | Interest Paid         | \$626.77 |

### 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:**

01/31/2026

**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](mailto:contactus@valley.com). We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

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

**B. Under Applicable State Law**

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

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

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

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




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

**AGENCY ACCOUNT 231341**  
01/01/2026 - 01/31/2026

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

Participant Return 01/31/2026 : 3.88 %

| Date       | Transaction Type  | Description | Amount          | Balance           |
|------------|-------------------|-------------|-----------------|-------------------|
| 01/01/2026 | BEGINNING BALANCE |             |                 | 310,635.13        |
| 01/31/2026 | EARNED INCOME     | INTEREST    | 1,024.61        | 311,659.74        |
|            | Totals:           |             | <b>1,024.61</b> | <b>311,659.74</b> |

## 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 January 31, 2026

| Acct No.                          | Account Description            |               |               |                |               |               |               |               |               |               |               |               |               | TOTAL                 |                       |                |                |             |
|-----------------------------------|--------------------------------|---------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------------|-----------------------|----------------|----------------|-------------|
|                                   |                                | Oct Actual    | Nov Actual    | Dec Actual     | Jan Actual    | Feb Budget    | Mar Budget    | Apr Budget    | May Budget    | Jun Budget    | Jul Budget    | Aug Budget    | Sep Budget    | Actual Thru 1/31/2026 | Projected Next 8 Mths | FY2026 Total   | Adopted Budget | % of Budget |
| <b>Revenues</b>                   |                                |               |               |                |               |               |               |               |               |               |               |               |               |                       |                       |                |                |             |
| 361001                            | Interest - Investments         | \$ 2,180      | \$ 1,995      | \$ 2,671       | \$ 3,228      | \$ 1,250      | \$ 1,250      | \$ 1,250      | \$ 1,250      | \$ 1,250      | \$ 1,250      | \$ 1,250      | \$ 1,250      | \$ 10,075             | \$ 9,999              | \$ 20,074      | \$ 15,000      | 134%        |
| 347010                            | Room Rentals                   | -             | -             | -              | -             | 1,667         | 1,667         | 1,667         | 1,667         | 1,667         | 1,667         | 1,667         | 1,667         | -                     | 13,336                | 13,336         | 20,000         | 67%         |
| 361006                            | Interest - Tax Collector       | -             | 102           | -              | 551           | -             | -             | -             | -             | -             | -             | -             | -             | 653                   | -                     | 653            | -              | 0%          |
| 363010                            | Special Assmnts- Tax Collector | 3,466         | 96,606        | 626,039        | 22,768        | 81,051        | 81,051        | -             | -             | -             | -             | -             | -             | 748,879               | 162,102               | 910,981        | 810,512        | 112%        |
| 369900                            | Other Miscellaneous Revenues   | -             | -             | -              | 8,000         | -             | -             | -             | -             | -             | -             | -             | -             | 8,000                 | -                     | 8,000          | -              | 0%          |
| <b>Total Revenues</b>             |                                | <b>5,646</b>  | <b>98,703</b> | <b>628,710</b> | <b>34,547</b> | <b>83,968</b> | <b>83,968</b> | <b>2,917</b>  | <b>2,917</b>  | <b>2,917</b>  | <b>2,917</b>  | <b>2,917</b>  | <b>2,917</b>  | <b>767,607</b>        | <b>185,437</b>        | <b>953,044</b> | <b>845,512</b> | <b>113%</b> |
| <b>Expenditures</b>               |                                |               |               |                |               |               |               |               |               |               |               |               |               |                       |                       |                |                |             |
| <b>Administrative</b>             |                                |               |               |                |               |               |               |               |               |               |               |               |               |                       |                       |                |                |             |
| 511100                            | Supervisor Fees                | 1,000         | 1,000         | 1,000          | 1,000         | 1,167         | 1,167         | 1,167         | 1,167         | 1,167         | 1,167         | 1,167         | 1,167         | 4,000                 | 9,336                 | 13,336         | 14,000         | 95%         |
| 531146                            | District Counsel               | 127           | -             | 244            | 549           | 833           | 833           | 833           | 833           | 833           | 833           | 833           | 833           | 920                   | 6,664                 | 7,584          | 10,000         | 76%         |
| 531147                            | District Engineer              | -             | 636           | 1,097          | 2,021         | 833           | 833           | 833           | 833           | 833           | 833           | 833           | 833           | 3,754                 | 6,664                 | 10,418         | 10,000         | 104%        |
| 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         | 22,317                | 44,631                | 66,948         | 66,950         | 100%        |
| 532002                            | Auditing Services              | -             | -             | -              | -             | 500           | 500           | 500           | 500           | 500           | 500           | 500           | 500           | -                     | 4,000                 | 4,000          | 6,000          | 67%         |
| 534215                            | Onsite Staff                   | 9,720         | 6,527         | 6,522          | 6,420         | 6,917         | 6,917         | 6,917         | 6,917         | 6,917         | 6,917         | 6,917         | 6,917         | 29,190                | 55,335                | 84,525         | 83,000         | 102%        |
| 545002                            | Insurance - General Liability  | 4,511         | -             | -              | -             | 399           | 399           | 399           | 399           | 399           | 399           | 399           | 399           | 4,511                 | 3,192                 | 7,703          | 4,788          | 161%        |
| 545008                            | Public Officials Insurance     | 5,492         | -             | -              | -             | 486           | 486           | 486           | 486           | 486           | 486           | 486           | 486           | 5,492                 | 3,888                 | 9,380          | 5,829          | 161%        |
| 545009                            | Insurance -Property & Casualty | 15,611        | -             | -              | -             | 1,371         | 1,371         | 1,371         | 1,371         | 1,371         | 1,371         | 1,371         | 1,371         | 15,611                | 10,968                | 26,579         | 16,447         | 162%        |
| 545013                            | Insurance - Crime              | 342           | -             | -              | -             | 42            | 42            | 42            | 42            | 42            | 42            | 42            | 42            | 342                   | 336                   | 678            | 500            | 136%        |
| 548002                            | Legal Advertising              | 19            | -             | (79)           | -             | 167           | 167           | 167           | 167           | 167           | 167           | 167           | 167           | (60)                  | 1,336                 | 1,276          | 2,000          | 64%         |
| 554020                            | Dues, Licenses, Subscriptions  | 535           | 729           | 1,395          | 361           | 250           | 250           | 250           | 250           | 250           | 250           | 250           | 250           | 3,021                 | 1,999                 | 5,020          | 3,000          | 167%        |
| <b>Total Administrative</b>       |                                | <b>42,936</b> | <b>14,471</b> | <b>15,758</b>  | <b>15,930</b> | <b>18,544</b> | <b>89,098</b>         | <b>148,349</b>        | <b>237,447</b> | <b>222,514</b> | <b>107%</b> |
| <b>Utility Services</b>           |                                |               |               |                |               |               |               |               |               |               |               |               |               |                       |                       |                |                |             |
| 541009                            | Amenity Internet               | 267           | 796           | 1,157          | 796           | 832           | 832           | 832           | 832           | 832           | 832           | 832           | 832           | 3,015                 | 6,657                 | 9,672          | 9,980          | 97%         |
| 543018                            | Water/Waste                    | 479           | 469           | 923            | 996           | 683           | 683           | 683           | 683           | 683           | 683           | 683           | 683           | 2,866                 | 5,465                 | 8,331          | 8,200          | 102%        |
| 543041                            | Utility - Electric             | 10,009        | 8,084         | 8,666          | 8,613         | 9,394         | 9,394         | 9,394         | 9,394         | 9,394         | 9,394         | 9,394         | 9,394         | 35,372                | 75,152                | 110,524        | 112,730        | 98%         |
| <b>Total Utility Services</b>     |                                | <b>10,755</b> | <b>9,349</b>  | <b>10,746</b>  | <b>10,405</b> | <b>10,909</b> | <b>41,253</b>         | <b>87,274</b>         | <b>128,527</b> | <b>130,910</b> | <b>98%</b>  |
| <b>Other Physical Environment</b> |                                |               |               |                |               |               |               |               |               |               |               |               |               |                       |                       |                |                |             |
| 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           | 1,560                 | 3,120                 | 4,680          | 4,680          | 100%        |
| 534171                            | Contracts - Landscape          | 6,166         | 6,386         | 6,386          | 6,386         | 6,695         | 6,695         | 6,695         | 6,695         | 6,695         | 6,695         | 6,695         | 6,695         | 25,325                | 53,559                | 78,884         | 80,336         | 98%         |
| 538001                            | Stormwater Assessment          | -             | -             | -              | -             | 1,667         | 1,667         | 1,667         | 1,667         | 1,667         | 1,667         | 1,667         | 1,667         | -                     | 13,336                | 13,336         | 20,000         | 67%         |
| 546036                            | R&M-Other Landscape            | 875           | (875)         | -              | 3,156         | 167           | 167           | 167           | 167           | 167           | 167           | 167           | 167           | 3,156                 | 1,336                 | 4,492          | 2,000          | 225%        |
| 546042                            | Aquatic Maintenance            | 1,684         | 1,684         | 1,684          | 1,684         | 1,810         | 1,810         | 1,810         | 1,810         | 1,810         | 1,810         | 1,810         | 1,810         | 6,736                 | 14,480                | 21,216         | 21,722         | 98%         |

## 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 January 31, 2026

| Acct No.   | Account Description                    | Oct Actual   | Nov Actual | Dec Actual | Jan Actual | Feb Budget | Mar Budget | Apr Budget | May Budget | Jun Budget | Jul Budget | Aug Budget | Sep Budget | TOTAL     |                       |              |                |             |            |    |
|--|--|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|-----------------------|--------------|----------------|-------------|------------|----|
|  |  |  |            |            |            |            |            |            |            |            |            |            |            | 1/31/2026 | Projected Next 8 Mths | FY2026 Total | Adopted Budget | % of Budget |            |    |
| 546099   | R&M-Tree Trimming                      | -  | 550        | 3,570      | -          | 833        | 833        | 833        | 833        | 833        | 833        | 833        | 833        | 4,120     | 6,664                 | 10,784       | 10,000         | 108%        |            |    |
| 546930   | Irrigation Maintenance                 | -  | 1,752      | -          | 4,670      | 250        | 250        | 250        | 250        | 250        | 250        | 250        | 250        | 6,421     | 2,001                 | 8,422        | 3,000          | 281%        |            |    |
| 568186   | Reserve - Undesignated                 | -  | 846        | 3,241      | (2,930)    | 8,125      | 8,125      | 8,125      | 8,125      | 8,125      | 8,125      | 8,125      | 8,125      | 1,157     | 65,000                | 66,157       | 97,500         | 68%         |            |    |
| Total Other Physical Environment                             |  | 17,407   | 10,733     | 6,979      | 13,356     | 19,937     | 19,937     | 19,937     | 19,937     | 19,937     | 19,937     | 19,937     | 19,937     | 48,475    | 159,496               | 207,971      | 239,238        | 87%         |            |    |
| <b><u>Capital Expenditures &amp; Projects</u></b>            |  |  |            |            |            |            |            |            |            |            |            |            |            |           |                       |              |                |             |            |    |
| 531013   | Engineering                            | -  | -          | -          | -          | 50         | 50         | 50         | 50         | 50         | 50         | 50         | 50         | -         | 400                   | 400          | 600            | 67%         |            |    |
| 531023   | Legal Services                         | -  | -          | -          | -          | 50         | 50         | 50         | 50         | 50         | 50         | 50         | 50         | -         | 400                   | 400          | 600            | 67%         |            |    |
| 531053   | Planning and Design                    | 400  | -          | 35,429     | 3,887      | 50         | 50         | 50         | 50         | 50         | 50         | 50         | 50         | 39,716    | 400                   | 40,116       | 600            | 6686%       |            |    |
| 549900   | Misc-Contingency                       | 45   | -          | -          | -          | 50         | 50         | 50         | 50         | 50         | 50         | 50         | 50         | 45        | 400                   | 445          | 600            | 74%         |            |    |
| 563049   | Infrastructure                         | -  | -          | -          | -          | 50         | 50         | 50         | 50         | 50         | 50         | 50         | 50         | -         | 400                   | 400          | 600            | 67%         |            |    |
| Total Capital Expenditures & Projects                        |  | 445  | -          | 35,429     | 3,887      | 250        | 250        | 250        | 250        | 250        | 250        | 250        | 250        | 39,761    | 2,000                 | 41,761       | 3,000          | 1392%       |            |    |
| <b><u>Parks and Recreation</u></b>                           |  |  |            |            |            |            |            |            |            |            |            |            |            |           |                       |              |                |             |            |    |
| 531116   | Security Patrol Services               | 2,550  | 3,150      | 4,800      | 2,700      | 1,875      | 1,875      | 1,875      | 1,875      | 1,875      | 1,875      | 1,875      | 1,875      | 13,200    | 15,000                | 28,200       | 22,500         | 125%        |            |    |
| 531170   | Pest Control                           | -  | 116        | -          | 186        | 92         | 92         | 92         | 92         | 92         | 92         | 92         | 92         | 302       | 736                   | 1,038        | 1,100          | 94%         |            |    |
| 53800  | Janitorial Cleaning                    | 975  | -          | -          | 975        | 417        | 417        | 417        | 417        | 417        | 417        | 417        | 417        | 1,950     | 3,336                 | 5,286        | 5,000          | 106%        |            |    |
| 546015   | R&M-Clubhouse                          | -  | 70         | -          | -          | 250        | 250        | 250        | 250        | 250        | 250        | 250        | 250        | 70        | 2,000                 | 2,070        | 3,000          | 69%         |            |    |
| 546074   | R&M-Pools                              | 800  | 1,110      | 800        | 2,219      | 833        | 833        | 833        | 833        | 833        | 833        | 833        | 833        | 4,929     | 6,664                 | 11,593       | 10,000         | 116%        |            |    |
| 546237   | Pool Furniture repair & replacement    | -  | -          | -          | -          | 333        | 333        | 333        | 333        | 333        | 333        | 333        | 333        | -         | 2,664                 | 2,664        | 4,000          | 67%         |            |    |
| 546414   | Recreation / Park Facility Maintenance | -  | -          | -          | -          | 167        | 167        | 167        | 167        | 167        | 167        | 167        | 167        | -         | 1,336                 | 1,336        | 2,000          | 67%         |            |    |
| 546479   | Security System Monitoring & Maint.    | 2,318  | -          | -          | 3,224      | 833        | 833        | 833        | 833        | 833        | 833        | 833        | 833        | 5,543     | 6,663                 | 12,206       | 10,000         | 122%        |            |    |
| 546495   | Pavement/Signage/Wall Repairs          | -  | -          | -          | -          | 208        | 208        | 208        | 208        | 208        | 208        | 208        | 208        | -         | 1,664                 | 1,664        | 2,500          | 67%         |            |    |
| 546913   | Garbage Collection                     | 12,935   | (1)        | 39,062     | 784        | 13,563     | 13,563     | 13,563     | 13,563     | 13,563     | 13,563     | 13,563     | 13,563     | 52,780    | 108,504               | 161,284      | 162,750        | 99%         |            |    |
| 549022   | Event Planning                         | -  | -          | -          | -          | 583        | 583        | 583        | 583        | 583        | 583        | 583        | 583        | -         | 4,664                 | 4,664        | 7,000          | 67%         |            |    |
| 549052   | Special Events                         | -  | 1,500      | -          | -          | 1,250      | 1,250      | 1,250      | 1,250      | 1,250      | 1,250      | 1,250      | 1,250      | 1,500     | 10,000                | 11,500       | 15,000         | 77%         |            |    |
| 549411   | Community Enhancement Projects         | -  | -          | -          | -          | 250        | 250        | 250        | 250        | 250        | 250        | 250        | 250        | -         | 2,000                 | 2,000        | 3,000          | 67%         |            |    |
| 552003   | Op Supplies - Clubhouse                | -  | -          | -          | -          | 167        | 167        | 167        | 167        | 167        | 167        | 167        | 167        | -         | 1,336                 | 1,336        | 2,000          | 67%         |            |    |
| Total Parks and Recreation                                   |  | 19,578   | 5,945      | 44,662     | 10,088     | 20,821     | 20,821     | 20,821     | 20,821     | 20,821     | 20,821     | 20,821     | 20,821     | 80,274    | 166,567               | 246,841      | 249,850        | 99%         |            |    |
| Total Expenditures   |  | 91,121   | 40,498     | 113,574    | 53,666     | 70,461     | 70,461     | 70,461     | 70,461     | 70,461     | 70,461     | 70,461     | 70,461     | 298,861   | 563,686               | 862,547      | 845,512        | 102%        |            |    |
| Excess (deficiency) of revenues<br>Over (under) expenditures |  | \$ (85,475) \$ 58,205 \$ 515,136 \$ (19,119) \$ 13,507 \$ 13,507 \$ (67,544) \$ (67,544) \$ (67,544) \$ (67,544) \$ (67,544) \$ (67,544) |            |            |            |            |            |            |            |            |            |            |            |           |                       | 468,746      | (378,249)      | 90,497      | -          | 0% |
| 391000   | Fund Balance, Beginning (Oct 1, 2025)  |  |            |            |            |            |            |            |            |            |            |            |            |           |                       | 748,150      | -              | 748,150     | 748,150    |    |
| Fund Balance, Ending   |  |  |            |            |            |            |            |            |            |            |            |            |            |           |                       | \$ 1,216,896 | \$ (378,249)   | \$ 838,647  | \$ 748,150 |    |

## NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(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 | 100075 | 01/06/26 | NICHOLS LANDSCAPE ARCHITECTURE     | MN23-1.16          | Northwood CDD - Enhancement Project     | Planning and Design                 | 531053-53918 | \$13,193.84 |
| 001 | 100076 | 01/06/26 | OLM, INC.                          | 46376              | Landscape Inspection                    | Contracts-Landscape Consultant      | 534062-53908 | \$390.00    |
| 001 | 100077 | 01/06/26 | JAMES E. LA ROSE JR. 181           | 121725-            | TRAFFIC CONTROL AND SECURITY PATROL     | Security Patrol Services            | 531116-57201 | \$300.00    |
| 001 | 100077 | 01/06/26 | JAMES E. LA ROSE JR. 181           | 120225-            | TRAFFIC CONTROL AND SECURITY PATROL     | Security Patrol Services            | 531116-57201 | \$300.00    |
| 001 | 100077 | 01/06/26 | JAMES E. LA ROSE JR. 181           | 120925-            | TRAFFIC CONTROL AND SECURITY PATROL     | Security Patrol Services            | 531116-57201 | \$300.00    |
| 001 | 100078 | 01/06/26 | INFRAMARK LLC                      | 166710             | Agenda Packages                         | Dues, Licenses, Subscriptions       | 554020-51301 | \$193.90    |
| 001 | 100079 | 01/06/26 | FRANCISCO M MONSERRATE             | 120925-            | TRAFFIC CONTROL AND SECURITY PATROL     | Security Patrol Services            | 531116-57201 | \$300.00    |
| 001 | 100079 | 01/06/26 | FRANCISCO M MONSERRATE             | 121125-            | TRAFFIC CONTROL AND SECURITY PATROL     | Security Patrol Services            | 531116-57201 | \$300.00    |
| 001 | 100079 | 01/06/26 | FRANCISCO M MONSERRATE             | 121225-            | TRAFFIC CONTROL AND SECURITY PATROL     | Security Patrol Services            | 531116-57201 | \$300.00    |
| 001 | 100079 | 01/06/26 | FRANCISCO M MONSERRATE             | 120425-            | TRAFFIC CONTROL AND SECURITY PATROL     | Security Patrol Services            | 531116-57201 | \$300.00    |
| 001 | 100079 | 01/06/26 | FRANCISCO M MONSERRATE             | 121925-            | TRAFFIC CONTROL AND SECURITY PATROL     | Security Patrol Services            | 531116-57201 | \$300.00    |
| 001 | 100079 | 01/06/26 | FRANCISCO M MONSERRATE             | 120525-            | TRAFFIC CONTROL AND SECURITY PATROL     | Security Patrol Services            | 531116-57201 | \$300.00    |
| 001 | 100079 | 01/06/26 | FRANCISCO M MONSERRATE             | 120825-            | TRAFFIC CONTROL AND SECURITY PATROL     | Security Patrol Services            | 531116-57201 | \$300.00    |
| 001 | 100079 | 01/06/26 | FRANCISCO M MONSERRATE             | 122225-            | TRAFFIC CONTROL AND SECURITY PATROL     | Security Patrol Services            | 531116-57201 | \$300.00    |
| 001 | 100079 | 01/06/26 | FRANCISCO M MONSERRATE             | 122325-            | TRAFFIC CONTROL AND SECURITY PATROL     | Security Patrol Services            | 531116-57201 | \$300.00    |
| 001 | 100080 | 01/06/26 | JUNIPER LANDSCAPING OF FLORIDA LLC | 373073             | WINTER FLOWERS                          | Reserve - Undesignated              | 568186-53908 | \$3,275.00  |
| 001 | 100080 | 01/06/26 | JUNIPER LANDSCAPING OF FLORIDA LLC | 372321             | Palm Pruning                            | R&M-Tree Trimming                   | 546099-53908 | \$3,570.00  |
| 001 | 100081 | 01/06/26 | STANTEC CONSULTING                 | 2501424            | Engineer Services                       | District Engineer                   | 531147-51301 | \$1,096.50  |
| 001 | 100082 | 01/06/26 | AQUATIC WEED CONTROL, INC.         | 116836             | Monthly Maintenance                     | Aquatic Maintenance                 | 546042-53908 | \$1,684.00  |
| 001 | 100083 | 01/06/26 | TIMES PUBLISHING COMANY            | 44470-070625       | Legal Advertising                       | Legal Advertising                   | 548002-51301 | \$166.50    |
| 001 | 100084 | 01/14/26 | INFRAMARK LLC                      | 167786             | January 2026                            | District Manager                    | 531150-51301 | \$5,579.17  |
| 001 | 100085 | 01/14/26 | FRANCISCO M MONSERRATE             | 010926-            | TRAFFIC CONTROL AND SECURITY PATROL     | Security Patrol Services            | 531116-57201 | \$300.00    |
| 001 | 100086 | 01/14/26 | GPS POOLS                          | JAN 2026           | JAN 2026                                | R&M-Pools                           | 546074-57201 | \$950.00    |
| 001 | 100086 | 01/14/26 | GPS POOLS                          | BALANCE            | Industrial Chemical Balance             | R&M-Pools                           | 546074-53908 | \$319.05    |
| 001 | 100087 | 01/14/26 | JUNIPER LANDSCAPING OF FLORIDA LLC | 375592             | January 2026                            | Contracts - Landscape               | 534171-53908 | \$6,386.38  |
| 001 | 100088 | 01/14/26 | STRALEY ROBIN VERICKER             | 27680              | November 25                             | District Counsel                    | 531146-51301 | \$244.00    |
| 001 | 100089 | 01/14/26 | BIG DOG SERVICES LLC               | 010126-            | FHP - Scheduling                        | Security Patrol Services            | 531116-57201 | \$150.00    |
| 001 | 100090 | 01/14/26 | JENNIFER LEE LAVELLE               | 1                  | Reimbursement                           | Reserve - Undesignated              | 568186-53908 | \$344.95    |
| 001 | 100091 | 01/29/26 | STRALEY ROBIN VERICKER             | 27756              | Professional Services                   | District Counsel                    | 531146-51401 | \$549.00    |
| 001 | 100092 | 01/29/26 | OLM, INC.                          | 46543              | Inspection                              | Contracts-Landscape Consultant      | 534062-53908 | \$390.00    |
| 001 | 100093 | 01/29/26 | AQUATIC WEED CONTROL, INC.         | 117987             | January 26                              | Aquatic Maintenance                 | 546042-53908 | \$1,684.00  |
| 001 | 100094 | 01/29/26 | JOHNSON CONTROLS SECURITY          | 42059351           | QUARTERLY - FEB 26 - APR 26             | Security System Monitoring & Maint. | 546479-57201 | \$1,766.81  |
| 001 | 100095 | 01/29/26 | FRANCISCO M MONSERRATE             | 011626-            | TRAFFIC CONTROL AND SECURITY PATROL     | Security Patrol Services            | 531116-57201 | \$300.00    |
| 001 | 100095 | 01/29/26 | FRANCISCO M MONSERRATE             | 011926-            | TRAFFIC CONTROL AND SECURITY PATROL     | Security Patrol Services            | 531116-57201 | \$300.00    |
| 001 | 1029   | 01/30/26 | SPEAREM ENTERPRISES                | 6301               | Janitorial Cleaning                     | Janitorial Cleaning                 | 53800-57201  | \$975.00    |
| 001 | 1030   | 01/30/26 | W.C. SHERRILL AND COMPANY LLC      | 33339              | Find & Stake The South Property Corners | Planning and Design                 | 531053-53918 | \$400.00    |
| 001 | 300055 | 01/05/26 | PASCO COUNTY UTILITIES SERVICE     | 23640209-ACH       | WATER                                   | Water/Waste                         | 543018-53150 | \$147.02    |
| 001 | 300057 | 01/05/26 | PASCO COUNTY UTILITIES SERVICE     | 23640307-ACH       | Utility-Water                           | Water/Waste                         | 543018-53150 | \$705.34    |
| 001 | 300058 | 01/05/26 | PASCO COUNTY UTILITIES SERVICE     | 23639431-ACH       | Utility-Water                           | Water/Waste                         | 543018-53150 | \$137.99    |
| 001 | 300059 | 01/06/26 | FRONTIER COMMUNICATIONS            | 121325-4085-ACH    | PHONE                                   | Amenity Internet                    | 541009-53150 | \$167.05    |
| 001 | 300066 | 01/20/26 | FRONTIER COMMUNICATIONS            | 122625-23-5- ACH   | Internet                                | Amenity Internet                    | 541009-53150 | \$528.50    |
| 001 | 300067 | 01/09/26 | DECISIONHR IX                      | 260056230001- ACH  | PAYROLL DATE 01.09.2026                 | Onsite Staff                        | 534215-51301 | \$2,908.75  |
| 001 | 300068 | 01/26/26 | BANK UNITED CC PMT                 | 123125-3194-ACH    | CC PAYMENT                              | Dues, Licenses, Subscriptions       | 554020-51301 | \$361.37    |
| 001 | 300069 | 01/28/26 | FRONTIER COMMUNICATIONS            | 010426-4225- ACH   | PHONE                                   | Amenity Internet                    | 541009-57201 | \$99.99     |
| 001 | 300070 | 01/20/26 | WASTE CONNECTIONS                  | 8654139V425- ACH   | GARBAGE                                 | Garbage Collection                  | 546913-57201 | \$13,398.00 |
| 001 | 300071 | 01/30/26 | ADT SECURITY SERVICES              | 012226-3626- ACH   | SVC PRD 02/01-03/09/26                  | Security System Monitoring & Maint. | 546479-57201 | \$1,457.51  |
| 001 | 300073 | 01/20/26 | WASTE CONNECTIONS                  | 2102497W426- ACH   | GARBAGE                                 | Garbage Collection                  | 546913-57201 | \$146.30    |
| 001 | 300074 | 01/22/26 | TAMPA ELECTRIC COM                 | 010726-0001- ACH   | Utility-Electric                        | Utility - Electric                  | 543041-53150 | \$8,613.22  |
| 001 | 300075 | 01/23/26 | DECISIONHR IX                      | 2600562300202- ACH | PAYROLL                                 | Onsite Staff                        | 534215-51301 | \$3,511.71  |

Fund Total **\$79,990.85**Total Checks Paid **\$79,990.85**



# Aquatic Weed Control, Inc.

Your **CLEAR** Choice Since 1992

407-859-2020 or 800-543-6694

[www.aquaticweedcontrol.net](http://www.aquaticweedcontrol.net)

Orlando—Tampa—Ft. Myers—Daytona Beach

Newsletter

January 2026

## The “411” on Ponds

Ponds—They each have their own personality.

They are deep, shallow, round, narrow, clear and some are murky. Some are well behaved and some are not.

Deep ponds maintain themselves well. Their deep cool waters keep weeds and algae at bay. However, shallow ponds are more prone to algae and quick weed growth. They get warm quickly and seeds don't have far to fall before they hit soil and take root.

During the dry season, water levels can drop and the ponds become shallow. This leaves exposed banks that reveal a surplus of untapped nutrients. When seeds get into the exposed dirt they can take off. To prevent this from happening, our technicians do a preventive spray on the exposed banks. When the rain returns the seeds and weeds will not be there to sprout.

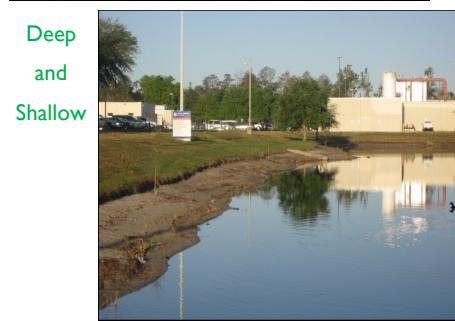
Ponds can be murky. New pond bottoms are either sand or clay. Until they settle in, clay ponds can look like chocolate milk.

The majority of ponds are designed for storm water run off. You can have two ponds side by side and they can behave differently. What nutrients run into these ponds from yards, streets and neighboring canals will determine if they behave well or not.

Whichever personality your ponds reflect, Aquatic Weed Control will be there to service them!



Deep  
and  
Shallow



Round  
and  
Narrow



### Save A Tree

We are trying to go **Green**.

If you would prefer to receive your invoices via email, please let us know.

Email us at—DBertakis @Aquaticweedcontrol.net or Phone: 407-859-2020

Just give us 3 things...

1. The name on the account
2. Where to email the invoice
3. Contact person or Dept.

We will begin emailing your invoices.

**Thank You**

***Customers are the heart of our business and we appreciate you each and every day!***

***Happy New Year!***



## AQUATIC WEED CONTROL, Inc.

Page 30

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

## Lake & Wetland Customer Service Report

Job Name:

Customer Number: 1406

Customer: NORTHWOOD CDD

Technician: CJAY

Date: 01/20/2026

Time: 12:51 PM

Customer Signature:

| <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 type="checkbox"/> High           | <input checked="" type="checkbox"/> Clear |
| <input type="checkbox"/> 1-2'            | <input 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 type="checkbox"/> 2-4'            | <input checked="" 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            |

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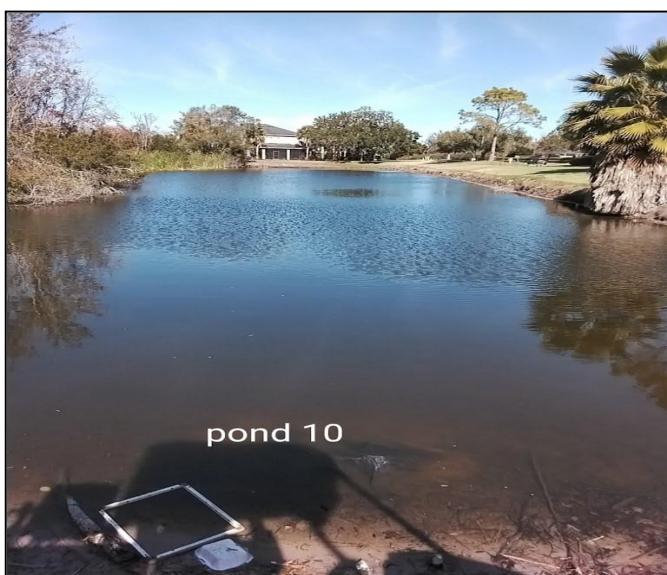
## **FISH and WILDLIFE OBSERVATIONS**

|   |                                    |  |                                  |                                    |
|---|------------------------------------|--|----------------------------------|------------------------------------|
| <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 type="checkbox"/> _____     |
| <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 checked="" type="checkbox"/> Ibis   | <input type="checkbox"/> Turtles |                                    |

## **NATIVE WETLAND HABITAT MAINTENANCE**

## Beneficial Vegetation Notes:

|   |                                    |   |                                       |                          |       |
|---|------------------------------------|---|---------------------------------------|--------------------------|-------|
| <input type="checkbox"/> Arrowhead      | <input type="checkbox"/> Bulrush   | <input type="checkbox"/> Golden Canna   | <input type="checkbox"/> Naiad        | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> Bacopa         | <input type="checkbox"/> Chara     | <input type="checkbox"/> Gulf Spikerush | <input type="checkbox"/> Pickerelweed |                          |       |
| <input type="checkbox"/> Blue Flag Iris | <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily           | <input type="checkbox"/> Soft Rush    | <input type="checkbox"/> |       |









## AQUATIC WEED CONTROL, Inc.

Page 34

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

## Lake & Wetland Customer Service Report

Job Name:

Customer Number: 1406

Customer: NORTHWOOD CDD

Technician: CJAY

Date: 01/20/2026

Time: 11:25 AM

Customer Signature:

| <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 type="checkbox"/> High           | <input checked="" type="checkbox"/> Clear |
| <input type="checkbox"/> 1-2'            | <input 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 type="checkbox"/> 2-4'            | <input checked="" 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            |

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## **FISH and WILDLIFE OBSERVATIONS**

|   |                                    |  |                                  |                                    |
|---|------------------------------------|--|----------------------------------|------------------------------------|
| <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 type="checkbox"/> _____     |
| <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 type="checkbox"/> Turtles |                                    |

## NATIVE WETLAND HABITAT MAINTENANCE

### **Beneficial Vegetation Notes:**

|   |                                    |   |                                       |                          |       |
|---|------------------------------------|---|---------------------------------------|--------------------------|-------|
| <input type="checkbox"/> Arrowhead      | <input type="checkbox"/> Bulrush   | <input type="checkbox"/> Golden Canna   | <input type="checkbox"/> Naiad        | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> Bacopa         | <input type="checkbox"/> Chara     | <input type="checkbox"/> Gulf Spikerush | <input type="checkbox"/> Pickerelweed |                          |       |
| <input type="checkbox"/> Blue Flag Iris | <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily           | <input type="checkbox"/> Soft Rush    | <input type="checkbox"/> |       |









## AQUATIC WEED CONTROL, Inc.

Page 38

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

## Lake & Wetland Customer Service Report

Job Name:

Customer Number: 1406

Customer: NORTHWOOD CDD

Technician: CJAY

Date: 01/20/2026

Time: 02:45 PM

Customer Signature:

Due to the erosion problem on pond#26, our equipment can't pass through to continue treating the rest of the pond and also noticed that landscaping was unable to access through there as well to cut the grass

| <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 type="checkbox"/> High           | <input checked="" type="checkbox"/> Clear |
| <input type="checkbox"/> 1-2'            | <input 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 type="checkbox"/> 2-4'            | <input checked="" 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            |

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## FISH and WILDLIFE OBSERVATIONS

---

|   |                                    |  |                                  |                                    |
|---|------------------------------------|--|----------------------------------|------------------------------------|
| <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 type="checkbox"/> _____     |
| <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 checked="" type="checkbox"/> Ibis   | <input type="checkbox"/> Turtles |                                    |

## NATIVE WETLAND HABITAT MAINTENANCE

### **Beneficial Vegetation Notes:**

|   |                                    |   |                                       |                          |       |
|---|------------------------------------|---|---------------------------------------|--------------------------|-------|
| <input type="checkbox"/> Arrowhead      | <input type="checkbox"/> Bulrush   | <input type="checkbox"/> Golden Canna   | <input type="checkbox"/> Naiad        | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> Bacopa         | <input type="checkbox"/> Chara     | <input type="checkbox"/> Gulf Spikerush | <input type="checkbox"/> Pickerelweed |                          |       |
| <input type="checkbox"/> Blue Flag Iris | <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily           | <input type="checkbox"/> Soft Rush    | <input type="checkbox"/> |       |





## AQUATIC WEED CONTROL, Inc.

Page 40

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

## Lake & Wetland Customer Service Report

Job Name:

Customer Number: 1406

Customer: NORTHWOOD CDD

Technician: CJAY

Date: 01/20/2026

Time: 02:04 PM

Customer Signature:

| <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 type="checkbox"/> High           | <input checked="" type="checkbox"/> Clear |
| <input type="checkbox"/> 1-2'            | <input 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 type="checkbox"/> 2-4'            | <input checked="" 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            |

---

## **FISH and WILDLIFE OBSERVATIONS**

|   |                                    |  |                                  |                                    |
|---|------------------------------------|--|----------------------------------|------------------------------------|
| <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 type="checkbox"/> _____     |
| <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 checked="" type="checkbox"/> Ibis   | <input type="checkbox"/> Turtles |                                    |

## NATIVE WETLAND HABITAT MAINTENANCE

## Beneficial Vegetation Notes:

|   |                                    |   |                                       |                          |       |
|---|------------------------------------|---|---------------------------------------|--------------------------|-------|
| <input type="checkbox"/> Arrowhead      | <input type="checkbox"/> Bulrush   | <input type="checkbox"/> Golden Canna   | <input type="checkbox"/> Naiad        | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> Bacopa         | <input type="checkbox"/> Chara     | <input type="checkbox"/> Gulf Spikerush | <input type="checkbox"/> Pickerelweed |                          |       |
| <input type="checkbox"/> Blue Flag Iris | <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily           | <input type="checkbox"/> Soft Rush    | <input type="checkbox"/> |       |









# **NORTHWOOD CDD**

LANDSCAPE INSPECTION

February 4, 2026

ATTENDING:

ANTHONY VEGA – JUNIPER  
BILL CONRAD – JUNIPER  
PAUL WOODS – OLM, INC

**SCORE: 96.5%**

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

---

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

NONE

## **CATEGORY II: MAINTENANCE ITEMS**

CLUBHOUSE

1. Rejuvenate prune Muhly Grass once bloom cycles are complete.

COMMONS

2. Caladisi Park: Remove Spanish Moss in common area trees.
3. Southbound sidewalk approaching the lake fountain: Prune the tallest Philodendron stalk promoting growth away from the sidewalk.
4. Across the frontage: Confirm weed control application on turf.
5. Across the frontage monuments: Remove windfall and leaves.
6. Across the frontage: Prune suckering growth stubs and deadwood from the frontage Oaks.
7. Utilize cypress needle drop as mulch in the lakeshore cypress knees.
8. Prune woodlines along the western County Line frontage, maintain a separation between turf and non landscape areas.
9. Remove gravel and debris in turn lane.

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

NONE

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

1. Recent cold temperatures has affected sensitive plant material and we recommend holding pruning on plants until the extent of the damage is visible.
2. The stormwater inlet adjacent to 26940 Sea Breeze Way is damaged.

# NORTHWOOD CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

| A. LANDSCAPE MAINTENANCE     | VALUE | DEDUCTION | REASON FOR DEDUCTION                        |
|------------------------------|-------|-----------|---|
| TURF                         | 5     |           |   |
| TURF FERTILITY               | 15    |           |   |
| TURF EDGING                  | 5     |           |   |
| WEED CONTROL – TURF AREAS    | 10    |           |   |
| TURF INSECT/DISEASE CONTROL  | 10    |           |   |
| PLANT FERTILITY              | 5     |           |   |
| WEED CONTROL – BED AREAS     | 10    |           |   |
| PLANT INSECT/DISEASE CONTROL | 10    |           | Monitor freeze damage limit before pruning. |
| PRUNING                      | 10    | -2.5      | Stubs and low tree limbs                    |
| CLEANLINESS                  | 10    | -5        | Cont'd leaf debris and windfall at frontage |
| MULCHING                     | 5     |           |   |
| WATER/IRRIGATION MANAGEMENT  | 15    |           |   |
| CARRYOVERS                   | 5     |           |   |

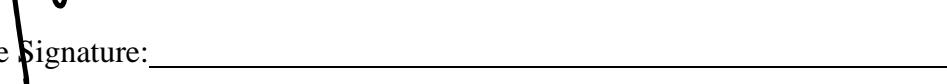
| B. SEASONAL COLOR/PERENNIAL MAINTENANCE | VALUE      | DEDUCTION | REASON FOR DEDUCTION |
|---|------------|-----------|----------------------|
| VIGOR/APPEARANCE                        | 10         |           |                      |
| INSECT/DISEASE CONTROL                  | 10         |      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



Date: 2-4-26 Score: 96.5% *Performance Payment™* 100%

Contractor Signature: 

Inspector Signature: 

Property Representative Signature: 

**MINUTES OF MEETING  
NORTHWOOD  
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of Northwood Community Development District  
2 was held on Monday, January 19, 2026, at 6:30 p.m. at the Northwood Clubhouse located at 27248  
3 Big Sur Drive, Wesley Chapel, FL 33544.

4  
5 Present and constituting a quorum were:

|    |                    |  |
|----|--------------------|--|
| 6  | Barbara Cruz       | Chairperson                              |
| 7  | Gersson Perez      | Vice Chairperson                         |
| 8  | Brian Quigley      | Assistant Secretary                      |
| 9  | Mimieux Kilpatrick | Assistant Secretary                      |
| 10 | Brian Munari       | Assistant Secretary ( <i>via phone</i> ) |

11  
12 Also present, either in person or via Teams Communications, were:

|    |                   |                   |
|----|-------------------|-------------------|
| 13 | Christina Newsome | District Manager  |
| 14 | Tonya Stewart     | District Engineer |
| 15 | Jen Lavelle       | Onsite Manager    |

16 Residents and Members of the Public.

17  
18 *This is not a certified or verbatim transcript but rather represents the context and summary of*  
19 *the meeting. The full meeting is available in audio format upon request. Contact the District Office*  
20 *for any related costs for an audio copy.*

21  
22 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**  
23 Ms. Newsome called the meeting to order, and a quorum was established.

24  
25 **SECOND ORDER OF BUSINESS** **Audience Comments**  
26 Correspondence was discussed regarding a resident at 27241. It was noted that the resident  
27 requested that resident at 27241 not enter his property in connection with the wall project and  
28 requested a revised letter addressing the related fence project. The Board directed District Counsel  
29 to prepare and send an additional clarifying letter using verbiage consistent with the District's  
30 website.

31  
32 **THIRD ORDER OF BUSINESS** **Review of FY 2025 Budget to Date**  
33 It was noted that the District's financials were trending well. In response to a question,  
34 clarification was provided regarding United checks.

35  
36 **FOURTH ORDER OF BUSINESS** **Staff Reports**

37     **A. District Accountant**  
38         i.   **Review of December 2025 Financial Statements**  
39         ii.   **Consideration of December 2025 Check Register**  
40  
41     **B. Aquatics Weed Control Service Report**

42       **Northwood CDD**  
43       **January 19, 2026, Meeting**

42       It was reported that ponds were dry, including Pond 23, and that the fountains were not  
43       operating.  
44

45       **C. Landscape Report**

46       It was noted that a landscape meeting was held during which oak tree removal and  
47       maintenance were discussed, and proposals for clubhouse bed enhancements are needed. The Board  
48       requested Spring flower options using photos, including pink and yellow selections, and it was noted  
49       that Ms. Kilpatrick would assist with selecting flower rotations moving forward. A summer flower  
50       rotation featuring pink and yellow was discussed. The Board directed that the Landscape Report be  
51       provided after the meeting and included in the meeting book. It was further noted that pine tree  
52       removal was anticipated to occur during the first week of February, at the latest.

53       **D. District Engineer**

54       District Engineer was not present and there was no report.  
55

56       **E. District Counsel**

57       It was noted that District Counsel was not present at the meeting; however, it was indicated  
58       that research was ongoing regarding the CDD board, Sunshine Law requirements, and easement  
59       matters.  
60

61       **F. District Manager**

62       Ms. Newsome advised the Board that the next regular meeting would be held on February 16,  
63       2026, and discussed fees associated with services that could assist with Square.  
64

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

66       **i. Manager Report**

67       It was requested that payment documentation be included in the record, including a partial  
68       payment from three and a half to four years ago related to roof removal. It was noted that Mr. Gene  
69       would forward emails documenting the original correspondence, as well as current emails from  
70       Cella. It was further stated that the total amount as of March 2025 through the present was  
71       \$80,097.32.  
72

73       **FIFTH ORDER OF BUSINESS**

74       **Business Items**

75       **B. Infrastructure Updates**

76       Mr. Perez stated that an infrastructure meeting had been held, during which the District  
77       Engineer and Cella indicated they would be reviewing any relevant case studies and legacy  
78       communities that have experienced similar situations. It was further noted that the January agenda had

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79 been shared with the Board and that all meeting notes would be distributed to the Board moving  
80 forward. Additionally, the Board directed staff to request CAD files from Tonya.

81  
82 **A. Consideration of Resolution 2026-02; Removing and Designating New Treasurer**  
83

84  
85 On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, Resolution  
86 2026-02; Removing and Designating New Treasurer was adopted.  
87

88  
89 **SIXTH ORDER OF BUSINESS** **Business Administration**  
90 **A. Consideration of Minutes from the Meeting held December 15, 2025**

91  
92 On MOTION by Mr. Quigley, seconded by Ms. Cruz, with all in favor Minutes from  
93 the Meeting held December 15, 2025 were approved.  
94

95  
96 **SEVENTH ORDER OF BUSINESS** **Supervisor's Request and Comments**  
97 No supervisor requests at this time.  
98

99 **EIGHTH ORDER OF BUSINESS** **Audience Comments**  
100 It was noted that the ponds were currently empty and could be cleaned. Discussion was  
101 held regarding flower thieves and the anticipated timeframe for addressing the issue. The Board  
102 also discussed camera verbiage related to decoy cameras and motion sensor alerts and directed staff  
103 to inquire with ADT regarding available options and what services they could provide.  
104

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

105  
106 On MOTION by Mr. Quigley, seconded by Ms. Kilpatrick, with all in favor, the meeting was  
107 adjourned at 7:40 p.m.  
108

109 \_\_\_\_\_  
110 Secretary / Assistant Secretary

111 \_\_\_\_\_  
112 Chairman / Vice Chairman