



Northwood Community Development District

April 20, 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
Ruben Nesbitt, District Accountant
Melinda Gallo, Administrative Assistant

Meeting Agenda Monday, April 20, 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. **Pledge of Allegiance**
3. **Audience Comments** – *Three (3) Minute Time Limit*
4. **Staff Reports**
 - A. District Accountant Report.....P. 4
 - i. Review of Fiscal Year 2025/2026 Trend Report.....P. 28
 - ii. Acceptance of Check Register.....P. 36
 - B. Aquatic Weed Control Service Report.....P. 37
 - C. Landscape Report
 - i. Consideration of Juniper Main Entrance Center Median
Dead Plant Removal Proposal.....P. 49
 - D. OLM Report
 - i. Landscape InspectionP. 53
 - ii. Landscape Inspection Grade Sheet.....P. 54
 - E. Infrastructure Advisory Group
 - i. Infrastructure Update.....P. 55
 - ii. Wall Impact Letter.....P. 56
 - F. District Engineer
 - G. District Counsel
 - i. CDD 101
 - H. District Manager
 - I. On-Site Manager ReportP. 57
5. **Old Business**
 - A. Entry Project Spending to Date
 - B. Payroll for District Employee
6. **Business Items**
 - A. Consideration of Resolution 2026-03, Designating Officers
of the District.....P. 79
 - B. Consideration of Pressure Washing Solutions ProposalP. 80
 - C. Consideration of Capital Reserve Advisors ProposalP. 83
 - D. Consideration of Florida Reserve Study and Appraisal ProposalP. 87
 - E. Consideration of Custom Reserves ProposalP. 92
7. **Business Administration**

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

- A. Consideration of Minutes from the Meeting held March 16, 2026.....P. 101
- 8. Supervisor Requests**
- 9. Audience Comments – Three (3) Minute Time Limit**
- 10. Adjournment**

The next meeting is scheduled for Monday, May 18, 2026, at 6:30 p.m.

District Office:
Inframark, Community Management Services
210 North University Drive, Suite 702
Coral Springs, Florida 33071
954-603-0033

Meeting Location:
Land O’ Lakes Heritage Park
5401 Land O’ Lakes Blvd
North Port, Florida 34639

*Northwood
Community
Development
District*

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2026

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>GENERAL FIXED ASSETS FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Cash In Bank	\$ 210,735	\$ -	\$ 210,735
Cash In Bank	70,712	-	70,712
Investments:			
Money Market Account	559,027	-	559,027
SBA Account	313,592	-	313,592
Deposits - Electric	1,900	-	1,900
Fixed Assets			
Buildings	-	341,662	341,662
Improvements Other Than Buildings (IOTB)	-	7,679,714	7,679,714
Equipment and Furniture	-	59,796	59,796
Construction Work In Process	-	100,984	100,984
Bond Issuance Cost	-	204,770	204,770
TOTAL ASSETS	\$ 1,155,966	\$ 8,386,926	\$ 9,542,892
<u>LIABILITIES</u>			
Accounts Payable	\$ 13,229	\$ -	\$ 13,229
Refundable Deposits	550	-	550
TOTAL LIABILITIES	13,779	-	13,779
<u>FUND BALANCES</u>			
Unassigned:	1,142,187	8,386,926	9,529,113
TOTAL FUND BALANCES	1,142,187	8,386,926	9,529,113
TOTAL LIABILITIES & FUND BALANCES	\$ 1,155,966	\$ 8,386,926	\$ 9,542,892

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 15,000	\$ 16,208	\$ 1,208	108.05%
Room Rentals	20,000	-	(20,000)	0.00%
Interest - Tax Collector	-	653	653	0.00%
Special Assmnts- Tax Collector	810,512	774,695	(35,817)	95.58%
Other Miscellaneous Revenues	-	8,079	8,079	0.00%
TOTAL REVENUES	845,512	799,635	(45,877)	94.57%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	14,000	5,000	9,000	35.71%
District Counsel	10,000	920	9,080	9.20%
District Engineer	10,000	4,677	5,323	46.77%
District Manager	66,950	34,436	32,514	51.44%
Auditing Services	6,000	-	6,000	0.00%
Onsite Staff	83,000	46,107	36,893	55.55%
Insurance - General Liability	4,788	4,511	277	94.21%
Public Officials Insurance	5,829	5,492	337	94.22%
Insurance -Property & Casualty	16,447	15,611	836	94.92%
Insurance - Crime	500	342	158	68.40%
Legal Advertising	2,000	19	1,981	0.95%
Payroll Services	-	1,000	(1,000)	0.00%
Dues, Licenses, Subscriptions	3,000	1,182	1,818	39.40%
Total Administration	222,514	119,297	103,217	53.61%
<u>Utility Services</u>				
Amenity Internet	9,980	4,284	5,696	42.93%
Water/Waste	8,200	4,119	4,081	50.23%
Utility - Electric	112,730	54,239	58,491	48.11%
Total Utility Services	130,910	62,642	68,268	47.85%
<u>Other Physical Environment</u>				
Contracts-Landscape Consultant	4,680	2,340	2,340	50.00%
Contracts - Landscape	80,336	38,098	42,238	47.42%
Stormwater Assessment	20,000	-	20,000	0.00%
R&M-Other Landscape	2,000	3,156	(1,156)	157.80%
Aquatic Maintenance	21,722	10,104	11,618	46.52%
R&M-Tree Trimming	10,000	4,120	5,880	41.20%
Irrigation Maintenance	3,000	8,006	(5,006)	266.87%
Reserve - Undesignated	97,500	9,180	88,320	9.42%
Total Other Physical Environment	239,238	75,004	164,234	31.35%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Capital Expenditures & Projects</u>				
Engineering	600	-	600	0.00%
Legal Services	600	-	600	0.00%
Planning and Design	600	39,716	(39,116)	6619.33%
Misc-Contingency	600	45	555	7.50%
Infrastructure	600	5,136	(4,536)	856.00%
Total Capital Expenditures & Projects	3,000	44,897	(41,897)	1496.57%
<u>Parks and Recreation</u>				
Security Patrol Services	22,500	20,700	1,800	92.00%
Pest Control	1,100	418	682	38.00%
Janitorial Cleaning	5,000	2,100	2,900	42.00%
R&M-Clubhouse	3,000	70	2,930	2.33%
R&M-Pools	10,000	14,184	(4,184)	141.84%
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	5,989	4,011	59.89%
Pavement/Signage/Wall Repairs	2,500	-	2,500	0.00%
Garbage Collection	162,750	66,644	96,106	40.95%
Event Planning	7,000	-	7,000	0.00%
Special Events	15,000	2,000	13,000	13.33%
Community Enhancement Projects	3,000	-	3,000	0.00%
Op Supplies - Clubhouse	2,000	2,658	(658)	132.90%
Total Parks and Recreation	249,850	114,763	135,087	45.93%
TOTAL EXPENDITURES	845,512	416,603	428,909	49.27%
Excess (deficiency) of revenues				
Over (under) expenditures	-	383,032	383,032	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		759,155		
FUND BALANCE, ENDING		\$ 1,142,187		

Bank Account Statement

Northwood CDD

Bank Account No. 4139

Statement No. 03_26

Statement Date 03/31/2026

G/L Account No. 151000 Balance	559,026.93	Statement Balance	559,026.93
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	559,026.93
Subtotal	559,026.93	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	559,026.93
Ending G/L Balance	559,026.93		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/31/2026		JE001156	Interest - Investments	Interest Revenue 03/26	1,585.09	1,585.09	0.00
Total Deposits					1,585.09	1,585.09	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Northwood CDD

Bank Account No. 4197
Statement No. 03_26

Statement Date 03/31/2026

G/L Account No. 101005 Balance	70,711.84	Statement Balance	73,712.05
		Outstanding Deposits	361.37
Positive Adjustments	0.00	Subtotal	74,073.42
Subtotal	70,711.84	Outstanding Checks	-3,361.58
Negative Adjustments	0.00	Ending Balance	70,711.84
Ending G/L Balance	70,711.84		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/12/2026		JE001154	Special Assmnts-Tax Collector	Tax Revenue	12,145.83	12,145.83	0.00
Total Deposits					12,145.83	12,145.83	0.00
Checks							
							0.00
02/23/2026	Payment	100107	FRANCISCO M MONSERRATE JUNIPER	Inv: 021726-	-300.00	-300.00	0.00
02/26/2026	Payment	100109	LANDSCAPING OF FLORIDA LLC	Inv: 383195	-360.00	-360.00	0.00
02/26/2026	Payment	100110	OLM, INC.	Inv: 46740	-390.00	-390.00	0.00
02/26/2026	Payment	100111	GPS POOLS	Inv: PUMP, Inv: MAR-2026	-5,650.00	-5,650.00	0.00
02/26/2026	Payment	100112	FRANCISCO M MONSERRATE FRONTIER	Inv: 021826-, Inv: 021926-	-600.00	-600.00	0.00
02/27/2026	Payment	300087	COMMUNICATION S	Inv: 020426-22-5- ACH	-99.99	-99.99	0.00
03/04/2026	Payment	100113	GPS POOLS	Inv: IMPELLER, Inv:	-2,609.97	-2,609.97	0.00
03/04/2026	Payment	100114	FRANCISCO M MONSERRATE	Inv: 022526-	-300.00	-300.00	0.00
03/04/2026	Payment	100115	ALYSSA MARTIN, HELPING HANDS 813	Inv: 1, Inv: 2	-150.00	-150.00	0.00
03/05/2026	Payment	1031	PASCO COUNTY UTILITIES SERVICE	Check for Vendor V00031	-1,760.41	-1,760.41	0.00
03/06/2026	Payment	1032	NORTHWOOD OF PASCO	Check for Vendor V00200	-8,000.00	-8,000.00	0.00
03/09/2026	Payment	100116	INFRAMARK LLC JUNIPER	Inv: 173031	-5,579.17	-5,579.17	0.00
03/09/2026	Payment	100117	LANDSCAPING OF FLORIDA LLC	Inv: 385424	-6,386.38	-6,386.38	0.00
03/09/2026	Payment	100118	FRANCISCO M MONSERRATE	Inv: 022626-	-300.00	-300.00	0.00
03/09/2026	Payment	100119	BIG DOG SERVICES LLC	Inv: 030126-	-150.00	-150.00	0.00

Bank Account Statement

Northwood CDD

Bank Account No. 4197

Statement No. 03_26

Statement Date

03/31/2026

Date	Type	Account No.	Description	Inv/Ref	Debit	Credit	Balance
03/09/2026	Payment	300092	FRONTIER COMMUNICATION S	Inv: 021326-08-5- ACH	-186.77	-186.77	0.00
03/06/2026	Payment	300093	DECISIONHR IX	Inv: 260056230005- ACH	-3,060.89	-3,060.89	0.00
03/12/2026	Payment	100120	OLM, INC.	Inv: 46903	-390.00	-390.00	0.00
03/12/2026	Payment	100121	AQUATIC WEED CONTROL, INC.	Inv: 1137322, Inv: 1136283	-3,368.00	-3,368.00	0.00
03/12/2026	Payment	100122	FRANCISCO M MONSERRATE	Inv: 030426-, Inv: 031026-	-600.00	-600.00	0.00
03/12/2026	Payment	100123	MIKE WELLS, PASCO COUNTY NICHOLS	Inv: 26032	-150.00	-150.00	0.00
03/12/2026	Payment	100124	LANDSCAPE ARCHITECTURE	Inv: MN23-1.18	-5,136.35	-5,136.35	0.00
03/18/2026	Payment	100125	STANTEC CONSULTING JUNIPER	Inv: 2532471	-923.00	-923.00	0.00
03/18/2026	Payment	100126	LANDSCAPING OF FLORIDA LLC	Inv: 387035	-1,224.84	-1,224.84	0.00
03/23/2026	Payment	300094	FRONTIER COMMUNICATION S	Inv: 022626-23-5- ACH	-528.50	-528.50	0.00
03/24/2026	Payment	100127	TRULY NOLEN OF AMERICA INC	Inv: 590307441, Inv: 590307320	-116.00	-116.00	0.00
03/24/2026	Payment	100129	INFRAMARK LLC	Inv: 173936	-961.16	-961.16	0.00
03/25/2026	Payment	300097	BANK UNITED CC PMT	Inv: 22826-3194- ACH	-435.38	-435.38	0.00
03/30/2026	Payment	300099	FRONTIER COMMUNICATION S	Inv: 030426-22-5-ACH	-99.99	-99.99	0.00
03/23/2026		JE001155	Supervisor Fees	ADP Supervisor Wages	-1,000.00	-1,000.00	0.00
03/13/2026	Payment	DD105	ADP INC	Payment of Invoice 002347	-23.00	-23.00	0.00
03/20/2026	Payment	DD106	TAMPA ELECTRIC COM	Payment of Invoice 002362	-9,422.62	-9,422.62	0.00
03/20/2026	Payment	300101	Accounts Payable	Inv #260056230006-ACH -	-3,174.77	-3,174.77	0.00
03/24/2026	Payment	300100	Accounts Payable	Inv #8769288W425-ACH &	-13,544.30	-13,544.30	0.00
Total Checks					-76,981.49	-76,981.49	0.00

Adjustments

Total Adjustments

Outstanding Checks

09/04/2025	Payment	100138	KDC OUTFITTERS	Inv: 2882		-277.80	
02/06/2026	Payment	300076	PASCO COUNTY UTILITIES SERVICE	Inv: 23812084		-928.34	
02/09/2026	Payment	300078	PASCO COUNTY UTILITIES SERVICE	Inv: 23811986- ACH		-53.95	
02/09/2026	Payment	300079	PASCO COUNTY UTILITIES SERVICE	Inv: 23811207- ACH		-205.66	
02/09/2026	Payment	300080	PASCO COUNTY UTILITIES SERVICE	Inv: 23812084- ACH		-223.00	
03/20/2026	Payment	300095	TAMPA ELECTRIC COM	Inv: 030626-0001-ACH		-349.44	
03/16/2026	Payment	300096	ADT SECURITY SERVICES	Inv: 022226-3626-ACH		-223.39	

Bank Account Statement

Northwood CDD

Bank Account No. 4197

Statement No. 03_26

Statement Date

03/31/2026

03/24/2026	Payment	100128	FRANCISCO M MONSERRATE	Inv: 031826-, Inv: 031926-	-600.00
03/25/2026	Payment	100130	ILIANA FERREIRAS	Inv: 001	-500.00
Total Outstanding Checks					-3,361.58

Outstanding Deposits

02/25/2026		JE001146		BankUnited CC Payment	361.37
Total Outstanding Deposits					361.37

Bank Account Statement

Northwood CDD

Bank Account No. 4615
Statement No. 03_26

Statement Date 03/31/2026

G/L Account No. 101004 Balance	210,734.80	Statement Balance	210,734.80
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	210,734.80	Subtotal	210,734.80
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	210,734.80	Ending Balance	210,734.80

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/31/2026		JE001156	Interest - Investments	Interest Revenue 03/26	624.57	624.57	0.00
Total Deposits					624.57	624.57	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							






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

>000703 5820487 0001 008229 10Z
 NORTHWOOD CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607

Statement Date: March 31, 2026
 Account Number: *****4139

Customer Service Information

 Client Care: 877-779-BANK (2265)
 Web Site: www.bankunited.com
 Bank Address: BankUnited
 P.O. Box 521599
 Miami, FL 33152-1599



Customer Message Center

New Client Care Center Hours: Please refer to the end of this statement for updates to our Client Care Center operating hours.

PUBLIC FUNDS MONEY MARKET Account ***4139**

Account Summary

Statement Balance as of 02/28/2026		\$557,441.84
Plus	0 Deposits and Other Credits	\$0.00
Less	0 Withdrawals, Checks, and Other Debits	\$0.00
Less	Service Charge	\$0.00
Plus	Interest Paid	\$1,585.09
Statement Balance as of 03/31/2026		\$559,026.93

Interest Summary

Beginning Interest Rate	3.35%
Interest Period Days	31
Interest Annual Percentage Yield Earned this Statement Period (APYE)	3.40%
Interest Paid this Statement Period	\$1,585.09
Interest Paid Year to Date	\$4,589.67
Interest Paid Prior Year 2025	\$5,365.23
Interest Withheld Prior Year 2025	\$0.00

Statement Date: March 31, 2026
 Account Number: *****4139

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
03/31/2026	Interest Paid		\$1,585.09	\$559,026.93

Rates By Date

<i>Date</i>	<i>Rate</i>
03/02	3.35%

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
02/28	\$557,441.84	03/31	\$559,026.93

Other Balances

Minimum Balance this Statement Period	\$557,441.84
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Effective Monday, March 2, 2026, the Client Care Center hours will be:

- Monday–Friday: 8:00 AM–7:00 PM ET
- Saturday: 9:00 AM–12:00 PM ET

These updated hours provide better coverage during peak times and faster assistance. You can also manage everyday banking anytime through Online and Mobile Banking providing self-service access outside of call center hours. We appreciate the opportunity to serve you and are committed to delivering an exceptional client experience.



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

Page 3 of 3

Statement Date: March 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.



**Member
FDIC**

BankUnited, N.A.



BankUnited

We appreciate your business.



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

>002139 5820497 0001 008229 10Z
 NORTHWOOD CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607

Statement Date: March 31, 2026
 Account Number: *****4197

Customer Service Information

Client Care: 877-779-BANK (2265)
 Web Site: www.bankunited.com
 Bank Address: BankUnited
 P.O. Box 521599
 Miami, FL 33152-1599



Customer Message Center

New Client Care Center Hours: Please refer to the end of this statement for updates to our Client Care Center operating hours.

PUBLIC FUNDS BUSINESS CHECKING Account ***4197**

Account Summary

Statement Balance as of 02/28/2026			\$138,547.71
Plus	4	Deposits and Other Credits	\$12,627.28
Less	37	Withdrawals, Checks, and Other Debits	\$77,462.94
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 03/31/2026			\$73,712.05

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
03/02/2026	FRONTIER COMMUNI BILL PAY 10356941801 BANKUNITED NORTHWOOD C	\$99.99		\$138,447.72
03/04/2026	CHECK #100107	\$300.00		\$138,147.72
03/04/2026	AVIDPAY SERVICE CORP COLL CK100111 NORTHWOOD CDD	\$5,650.00		\$132,497.72
03/04/2026	AVIDPAY SERVICE CORP COLL CK100109 NORTHWOOD CDD	\$360.00		\$132,137.72

Statement Date: March 31, 2026
 Account Number: *****4197

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
03/05/2026	AVIDPAY SERVICE AVIDPAY CK100113 NORTHWOOD CDD	\$2,609.97		\$129,527.75
03/06/2026	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,060.89		\$126,466.86
03/10/2026	FRONTIER COMMUNI BILL PAY 10381321981 NORTHWOODCDD NORTHWOOD	\$186.77		\$126,280.09
03/10/2026	AVIDPAY SERVICE AVIDPAY CK100117 NORTHWOOD CDD	\$6,386.38		\$119,893.71
03/10/2026	AVIDPAY SERVICE AVIDPAY CK100116 NORTHWOOD CDD	\$5,579.17		\$114,314.54
03/11/2026	BANKUNITED RECREDIT NORTHWOOD CDD		\$235.96	\$114,550.50
03/11/2026	BANKUNITED RECREDIT NORTHWOOD CDD		\$245.49	\$114,795.99
03/11/2026	CHECK #100112	\$600.00		\$114,195.99
03/11/2026	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$235.96		\$113,960.03
03/11/2026	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$245.49		\$113,714.54
03/12/2026	PASCOTAX TAX ACC 00000000024406 NORTHWOOD CDD		\$11,800.84	\$125,515.38
03/12/2026	PASCOTAX TAX ACC 00000000024406 NORTHWOOD CDD		\$344.99	\$125,860.37
03/12/2026	CHECK #1031	\$1,760.41		\$124,099.96
03/13/2026	CHECK #100115	\$150.00		\$123,949.96
03/13/2026	ADP PAYROLL FEES ADP FEES 928042154217 715470981INFRAMARK, LL	\$23.00		\$123,926.96
03/16/2026	CHECK #1032	\$8,000.00		\$115,926.96
03/19/2026	AVIDPAY SERVICE AVIDPAY CK100126 NORTHWOOD CDD	\$1,224.84		\$114,702.12
03/20/2026	CHECK #100114	\$300.00		\$114,402.12



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

Statement Date: March 31, 2026
 Account Number: *****4197

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
03/20/2026	CHECK #100119	\$150.00		\$114,252.12
03/20/2026	CHECK #100121	\$3,368.00		\$110,884.12
03/20/2026	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,174.77		\$107,709.35
03/23/2026	CHECK #100122	\$600.00		\$107,109.35
03/23/2026	ADP WAGE PAY WAGE PAY 7251014747908EK NORTHWOOD COMMUNITY DE	\$1,000.00		\$106,109.35
03/23/2026	FRONTIER COMMUNI BILL PAY 10420251361 BANKUNITED NORTHWOOD C	\$528.50		\$105,580.85
03/24/2026	WASTE CONNECTION WEB_PAY 13156490032126 BANK UNITED NORTHWOOD	\$13,398.00		\$92,182.85
03/24/2026	WASTE CONNECTION WEB_PAY 13157510032126 BANK UNITED NORTHWOOD	\$146.30		\$92,036.55
03/24/2026	CHECK #100110	\$390.00		\$91,646.55
03/25/2026	CHECK #100123	\$150.00		\$91,496.55
03/25/2026	CHECK #100124	\$5,136.35		\$86,360.20
03/25/2026	AVIDPAY SERVICE AVIDPAY CK100129 NORTHWOOD CDD	\$961.16		\$85,399.04
03/25/2026	AVIDPAY SERVICE AVIDPAY CK100127 NORTHWOOD CDD	\$116.00		\$85,283.04
03/25/2026	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$9,422.62		\$75,860.42
03/27/2026	CHECK #100118	\$300.00		\$75,560.42
03/27/2026	CHECK #100125	\$923.00		\$74,637.42
03/27/2026	CHECK #9967497	\$435.38		\$74,202.04
03/31/2026	CHECK #100120	\$390.00		\$73,812.04
03/31/2026	FRONTIER COMMUNI BILL PAY 10441031701 BANKUNITED NORTHWOOD C	\$99.99		\$73,712.05

Check Transactions

<i>Check #</i>	<i>Date</i>	<i>Amount</i>	<i>Check #</i>	<i>Date</i>	<i>Amount</i>	<i>Check #</i>	<i>Date</i>	<i>Amount</i>
1031	03/12	\$1,760.41	1032	03/16	\$8,000.00	100107*	03/04	\$300.00

Statement Date: March 31, 2026
 Account Number: *****4197

Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
100110*	03/24	\$390.00	100119	03/20	\$150.00	100124	03/25	\$5,136.35
100112*	03/11	\$600.00	100120	03/31	\$390.00	100125	03/27	\$923.00
100114*	03/20	\$300.00	100121	03/20	\$3,368.00	9967497*	03/27	\$435.38
100115	03/13	\$150.00	100122	03/23	\$600.00			
100118*	03/27	\$300.00	100123	03/25	\$150.00			

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

Balances by Date

Date	Balance	Date	Balance	Date	Balance	Date	Balance
02/28	\$138,547.71	03/10	\$114,314.54	03/19	\$114,702.12	03/27	\$74,202.04
03/02	\$138,447.72	03/11	\$113,714.54	03/20	\$107,709.35	03/31	\$73,712.05
03/04	\$132,137.72	03/12	\$124,099.96	03/23	\$105,580.85		
03/05	\$129,527.75	03/13	\$123,926.96	03/24	\$91,646.55		
03/06	\$126,466.86	03/16	\$115,926.96	03/25	\$75,860.42		

Other Balances

Minimum Balance this Statement Period	\$73,712.05
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Effective Monday, March 2, 2026, the Client Care Center hours will be:

- Monday–Friday: 8:00 AM–7:00 PM ET
- Saturday: 9:00 AM–12:00 PM ET

These updated hours provide better coverage during peak times and faster assistance. You can also manage everyday banking anytime through Online and Mobile Banking providing self-service access outside of call center hours. We appreciate the opportunity to serve you and are committed to delivering an exceptional client experience.



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

Page 5 of 5

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

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

For Consumer Customers Only

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

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

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

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

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



**Member
FDIC**

BankUnited, N.A.



BankUnited

We appreciate your business.



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

AGENCY ACCOUNT 231341
03/01/2026 - 03/31/2026

Page 1 of 1

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

Participant Return 03/31/2026 : 3.83 %

Date	Transaction Type	Description	Amount	Balance
03/01/2026	BEGINNING BALANCE			312,576.64
03/31/2026	EARNED INCOME	INTEREST	1,015.58	313,592.22
	Totals:		1,015.58	313,592.22



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

Last Statement:
Statement Ending:
Page:

Page 24
February 28, 2026
March 31, 2026
1 of 2

48469 M0656DDA040126071230 08 00000000 288558 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

88558 0950495 0001-0002 288558

Account Statement

GOVERNMENT CHECKING - XXXXXX4615

SUMMARY FOR THE PERIOD: 03/01/26 - 03/31/26

NORTHWOOD COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$210,110.23		\$624.57		\$0.00		\$210,734.80

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$210,110.23
03/31	INTEREST CREDIT		\$624.57	\$210,734.80
Ending Balance				\$210,734.80

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$210,110.00	Annual % Yield Earned	3.56%
Year-to-Date Interest Paid	\$1,813.96	Interest Paid	\$624.57

OVERDRAFT FEES

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





Account Number:
Statement Date:
Page :

XXXXXX4615
03/31/2026
2 of 2

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

To Reconcile Your Account

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

Balance Reconciliation

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

Finance Charge Computation For Personal Line Of Credit

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

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

A. Pursuant To The Federal Fair Credit Billing Act

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

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

B. Under Applicable State Law

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

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

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

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

88558 0950496 0002-0002 288558



NORTHWOOD
Community Development District

Trend Report - General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL				
														Actual Thru 3/31/2026	Projected Next 6 Mths	FY2026 Total	Adopted Budget	% of Budget
Revenues																		
361001	Interest - Investments	\$ 2,180	\$ 1,995	\$ 2,671	\$ 3,228	\$ 2,908	\$ 3,225	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 16,208	\$ 7,499	\$ 23,707	\$ 15,000	158%
347010	Room Rentals	-	-	-	-	-	-	1,667	1,667	1,667	1,667	1,667	1,667	-	10,002	10,002	20,000	50%
361006	Interest - Tax Collector	-	102	-	551	-	-	-	-	-	-	-	-	653	-	653	-	0%
363010	Special Assmnts- Tax Collector	3,466	96,606	626,039	22,768	13,670	12,146	-	-	-	-	-	-	774,695	-	774,695	810,512	96%
369900	Other Miscellaneous Revenues	-	-	-	8,000	-	79	-	-	-	-	-	-	8,079	-	8,079	-	0%
Total Revenues		5,646	98,703	628,710	34,547	16,578	15,450	2,917	2,917	2,917	2,917	2,917	2,917	799,635	17,501	817,136	845,512	97%
Expenditures																		
Administrative																		
511100	Supervisor Fees	1,000	1,000	1,000	1,000	-	1,000	1,167	1,167	1,167	1,167	1,167	1,167	5,000	7,002	12,002	14,000	86%
531146	District Counsel	127	-	244	549	-	-	833	833	833	833	833	833	920	4,998	5,918	10,000	59%
531147	District Engineer	-	636	1,097	2,021	-	923	833	833	833	833	833	833	4,677	4,998	9,675	10,000	97%
531150	District Manager	5,579	5,579	5,579	5,579	5,579	6,540	5,579	5,579	5,579	5,579	5,579	5,579	34,436	33,473	67,909	66,950	101%
532002	Auditing Services	-	-	-	-	-	-	500	500	500	500	500	500	-	3,000	3,000	6,000	50%
534215	Onsite Staff	9,720	6,527	6,522	6,420	6,983	9,934	6,917	6,917	6,917	6,917	6,917	6,917	46,107	41,501	87,608	83,000	106%
545002	Insurance - General Liability	4,511	-	-	-	-	-	399	399	399	399	399	399	4,511	2,394	6,905	4,788	144%
545008	Public Officials Insurance	5,492	-	-	-	-	-	486	486	486	486	486	486	5,492	2,916	8,408	5,829	144%
545009	Insurance -Property & Casualty	15,611	-	-	-	-	-	1,371	1,371	1,371	1,371	1,371	1,371	15,611	8,226	23,837	16,447	145%
545013	Insurance - Crime	342	-	-	-	-	-	42	42	42	42	42	42	342	252	594	500	119%
548002	Legal Advertising	19	-	(79)	-	-	79	167	167	167	167	167	167	19	1,002	1,021	2,000	51%
549405	Payroll Services	-	-	-	-	1,000	-	-	-	-	-	-	-	1,000	-	1,000	-	0%
554020	Dues, Licenses, Subscriptions	535	729	1,395	577	(2,305)	250	250	250	250	250	250	250	1,182	1,499	2,681	3,000	89%
Total Administrative		42,936	14,471	15,758	16,146	11,257	18,726	18,544	18,544	18,544	18,544	18,544	18,544	119,297	111,261	230,558	222,514	104%
Utility Services																		
541009	Amenity Internet	267	796	1,157	796	454	815	832	832	832	832	832	832	4,284	4,993	9,277	9,980	93%
543018	Water/Waste	479	469	923	1,219	1,030	-	683	683	683	683	683	683	4,119	4,099	8,218	8,200	100%
543041	Utility - Electric	10,009	8,084	8,666	8,613	9,095	9,772	9,394	9,394	9,394	9,394	9,394	9,394	54,239	56,364	110,603	112,730	98%
Total Utility Services		10,755	9,349	10,746	10,628	10,579	10,587	10,909	10,909	10,909	10,909	10,909	10,909	62,642	65,456	128,098	130,910	98%
Other Physical Environment																		
531053	Planning and Design	8,292	-	(8,292)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
534062	Contracts-Landscape Consultant	390	390	390	390	390	390	390	390	390	390	390	390	2,340	2,340	4,680	4,680	100%
534171	Contracts - Landscape	6,166	6,386	6,386	6,386	6,386	6,386	6,695	6,695	6,695	6,695	6,695	6,695	38,098	40,168	78,266	80,336	97%
538001	Stormwater Assessment	-	-	-	-	-	-	1,667	1,667	1,667	1,667	1,667	1,667	-	10,002	10,002	20,000	50%
546036	R&M-Other Landscape	875	(875)	-	3,156	-	-	167	167	167	167	167	167	3,156	1,002	4,158	2,000	208%
546042	Aquatic Maintenance	1,684	1,684	1,684	1,684	1,684	1,684	1,810	1,810	1,810	1,810	1,810	1,810	10,104	10,860	20,964	21,722	97%
546099	R&M-Tree Trimming	-	550	3,570	-	-	-	833	833	833	833	833	833	4,120	4,998	9,118	10,000	91%
546930	Irrigation Maintenance	-	1,752	-	4,670	360	1,225	250	250	250	250	250	250	8,006	1,501	9,507	3,000	317%
568186	Reserve - Undesignated	-	846	3,241	(2,930)	-	8,023	8,125	8,125	8,125	8,125	8,125	8,125	9,180	48,750	57,930	97,500	59%
Total Other Physical Environment		17,407	10,733	6,979	13,356	8,820	17,708	19,937	19,937	19,937	19,937	19,937	19,937	75,004	119,621	194,625	239,238	81%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL				
														Actual Thru 3/31/2026	Projected Next 6 Mths	FY2026 Total	Adopted Budget	% of Budget
<u>Capital Expenditures & Projects</u>																		
531013	Engineering	-	-	-	-	-	-	50	50	50	50	50	50	-	300	300	600	50%
531023	Legal Services	-	-	-	-	-	-	50	50	50	50	50	50	-	300	300	600	50%
531053	Planning and Design	400	-	35,429	3,887	-	-	50	50	50	50	50	50	39,716	300	40,016	600	6669%
549900	Misc-Contingency	45	-	-	-	-	-	50	50	50	50	50	50	45	300	345	600	58%
563049	Infrastructure	-	-	-	-	-	5,136	50	50	50	50	50	50	5,136	300	5,436	600	906%
Total Capital Expenditures & Projects		445	-	35,429	3,887	-	5,136	250	250	250	250	250	250	44,897	1,500	46,397	3,000	1547%
<u>Parks and Recreation</u>																		
531116	Security Patrol Services	2,550	3,150	4,800	3,900	2,250	4,050	1,875	1,875	1,875	1,875	1,875	1,875	20,700	11,250	31,950	22,500	142%
531170	Pest Control	-	116	-	186	-	116	92	92	92	92	92	92	418	552	970	1,100	88%
53800	Janitorial Cleaning	975	-	-	975	150	-	417	417	417	417	417	417	2,100	2,502	4,602	5,000	92%
546015	R&M-Clubhouse	-	70	-	-	-	-	250	250	250	250	250	250	70	1,500	1,570	3,000	52%
546074	R&M-Pools	800	1,110	800	2,219	8,260	995	833	833	833	833	833	833	14,184	4,998	19,182	10,000	192%
546237	Pool Furniture repair & replacement	-	-	-	-	-	-	333	333	333	333	333	333	-	1,998	1,998	4,000	50%
546414	Recreation / Park Facility Maintenance	-	-	-	-	-	-	167	167	167	167	167	167	-	1,002	1,002	2,000	50%
546479	Security System Monitoring & Maint.	2,318	-	-	3,224	223	223	833	833	833	833	833	833	5,989	4,997	10,986	10,000	110%
546495	Pavement/Signage/Wall Repairs	-	-	-	-	-	-	208	208	208	208	208	208	-	1,248	1,248	2,500	50%
546913	Garbage Collection	12,935	(1)	25,984	784	13,544	13,398	13,563	13,563	13,563	13,563	13,563	13,563	66,644	81,378	148,022	162,750	91%
549022	Event Planning	-	-	-	-	-	-	583	583	583	583	583	583	-	3,498	3,498	7,000	50%
549052	Special Events	-	1,500	-	-	-	500	1,250	1,250	1,250	1,250	1,250	1,250	2,000	7,500	9,500	15,000	63%
549411	Community Enhancement Projects	-	-	-	-	-	-	250	250	250	250	250	250	-	1,500	1,500	3,000	50%
552003	Op Supplies - Clubhouse	-	-	-	-	2,658	-	167	167	167	167	167	167	2,658	1,002	3,660	2,000	183%
Total Parks and Recreation		19,578	5,945	31,584	11,288	27,085	19,282	20,821	20,821	20,821	20,821	20,821	20,821	114,763	124,925	239,688	249,850	96%
Total Expenditures		91,121	40,498	100,496	55,305	57,741	71,439	70,461	70,461	70,461	70,461	70,461	70,461	416,603	422,763	839,366	845,512	99%
Excess (deficiency) of revenues																		
Over (under) expenditures		\$ (85,475)	\$ 58,205	\$ 528,214	\$ (20,758)	\$ (41,163)	\$ (55,989)	\$ (67,544)	\$ (67,544)	\$ (67,544)	\$ (67,544)	\$ (67,544)	\$ (67,544)	383,032	(405,262)	(22,230)	-	0%
391000	Fund Balance, Beginning (Oct 1, 2025)													759,155	-	759,155	759,155	
Fund Balance, Ending														\$ 1,142,187	\$ (405,262)	\$ 736,925	\$ 759,155	

Northwood Community Development District
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DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: Supervisor Fees

10/31/25	511100-51301-5000	JE001099	JE		R/C Supervisor Fees	1,000.00
11/17/25	511100-51301-5000	MK-111725	VENDOR	MIMIEAUX KILPATRICK	BOARD 11/17/25	200.00
11/17/25	511100-51301-5000	BM-111725-EFT	VENDOR	BRIAN MUNARI-EFT	BOARD 11/17/25	200.00
11/17/25	511100-51301-5000	BQ-111725	VENDOR	BRIAN QUIGLEY	BOARD 11/17/25	200.00
11/17/25	511100-51301-5000	GP-111725	VENDOR	GERSSON G. PEREZ	BOARD 11/17/25	200.00
11/17/25	511100-51301-5000	BC-111725	VENDOR	BARBARA CRUZ	BOARD 11/17/25	200.00
12/15/25	511100-51301-5000	MK-121525	VENDOR	MIMIEAUX KILPATRICK	BOARD 12/15/25	200.00
12/15/25	511100-51301-5000	BQ-121525	VENDOR	BRIAN QUIGLEY	BOARD 12/15/25	200.00
12/15/25	511100-51301-5000	BC-121525	VENDOR	BARBARA CRUZ	BOARD 12/15/25	200.00
12/15/25	511100-51301-5000	BM-121525-EFT	VENDOR	BRIAN MUNARI-EFT	BOARD 12/15/25	200.00
12/15/25	511100-51301-5000	GP-121525	VENDOR	GERSSON G. PEREZ	BOARD 12/15/25	200.00
01/28/26	511100-51301-5000	JE001135	JE		Supervisor Fees	200.00
01/28/26	511100-51301-5000	JE001136	JE		Supervisor Fees	800.00
02/04/26	511100-51301-5000	JE001133	JE		Supervisor Fees	200.00
02/04/26	511100-51301-5000	JE001133	JE		Supervisor Fees	800.00
02/04/26	511100-51301-5000	JE001133	JE		Supervisor Fees	(800.00)
02/04/26	511100-51301-5000	JE001133	JE		Supervisor Fees	(200.00)
03/23/26	511100-51301-5000	JE001155	JE		ADP Supervisor Wages	1,000.00

YTD Total	5,000.00
Annual Budget	\$14,000.00
Amount Remaining / (Budget overage)	\$9,000.00
% of Budget	35.7%

Account Name: District Counsel

10/22/25	531146-51301-5000	27350	VENDOR	STRALEY ROBIN VERICKER	PROF SVCS THRU SEPT 25	126.50
12/23/25	531146-51301-5000	27680	VENDOR	STRALEY ROBIN VERICKER	November 25	244.00
01/31/26	531146-51301-5000	JE001140	JE		R/C STRALEY ROBIN VERICKER_27756 to District Counsel	549.00

YTD Total	919.50
Annual Budget	\$10,000.00
Amount Remaining / (Budget overage)	\$9,080.50
% of Budget	9.2%

Account Name: District Engineer

11/25/25	531147-51301-5000	2488683	VENDOR	STANTEC CONSULTING	Engineering Service	636.25
12/16/25	531147-51301-5000	2501424	VENDOR	STANTEC CONSULTING	Engineer Services	1,096.50
01/20/26	531147-51301-5000	2511223	VENDOR	STANTEC CONSULTING	Engineer Services	2,020.75
03/06/26	531147-51301-5000	2532471	VENDOR	STANTEC CONSULTING	Engineer Services	923.00

YTD Total	4,676.50
Annual Budget	\$10,000.00
Amount Remaining / (Budget overage)	\$5,323.50
% of Budget	46.8%

Account Name: District Manager

10/08/25	531150-51301-5000	160695	VENDOR	INFRAMARK LLC	DISTRICT INVOICE OCT 25	5,579.16
11/11/25	531150-51301-5000	163536	VENDOR	INFRAMARK LLC	MGMT SVCS NOV 25	5,579.17
12/01/25	531150-51301-5000	165662	VENDOR	INFRAMARK LLC	District Management	5,579.17
01/02/26	531150-51301-5000	167786	VENDOR	INFRAMARK LLC	January 2026	5,579.17
02/01/26	531150-51301-5000	170634	VENDOR	INFRAMARK LLC	February 26	5,579.17
03/01/26	531150-51301-5000	173031	VENDOR	INFRAMARK LLC	March 2026	5,579.17
03/13/26	531150-51301-5000	173936	VENDOR	INFRAMARK LLC	Agenda Packages/Website Admin	961.16

YTD Total	34,436.17
Annual Budget	\$66,950.00
Amount Remaining / (Budget overage)	\$32,513.83
% of Budget	51.4%

Account Name: Onsite Staff

10/03/25	534215-51301-5000	250056230020	ACH	VENDOR	DECISIONHR IX	PAYROLL 10/2025	3,264.27
10/17/25	534215-51301-5000	250056230021	ACH	VENDOR	DECISIONHR IX	PAYROLL 10/2025	2,977.24
10/31/25	534215-51301-5000	JE001098	JE			Bank recon adj Decision HR	3,478.55
11/14/25	534215-51301-5000	250056230023	ACH	VENDOR	DECISIONHR IX	PAYROLL 11/14/2025	3,347.31
11/28/25	534215-51301-5000	250056230024	ACH	VENDOR	DECISIONHR IX	PAYROLL	3,179.86
12/12/25	534215-51301-5000	250056230025	ACH	VENDOR	DECISIONHR IX	PAYROLL	3,237.68
12/26/25	534215-51301-5000	250056230026	ACH	VENDOR	DECISIONHR IX	PAYROLL	3,284.19
01/16/26	534215-51301-5000	260056230001	ACH	VENDOR	DECISIONHR IX	PAYROLL DATE 01.09.2026	2,908.75
01/23/26	534215-51301-5000	2600562300202	ACH	VENDOR	DECISIONHR IX	PAYROLL	3,511.71
02/05/26	534215-51301-5000	260056230003	ACH	VENDOR	DECISIONHR IX	PAYROLL	3,324.90
02/20/26	534215-51301-5000	260056230004	ACH	VENDOR	DECISIONHR IX	PAYROLL 02/20/2026	3,658.27
03/02/26	534215-51301-5000	022826-3194	ACH	VENDOR	BANK UNITED CC PMT	CC PAYMENT	270.39
03/05/26	534215-51301-5000	260056230005	ACH	VENDOR	DECISIONHR IX	PAYROLL	3,060.89
03/20/26	534215-51301-5000	260056230006	ACH	VENDOR	DECISIONHR IX	PAYROLL	3,174.77
03/30/26	534215-51301-5000	022826-3194	ACH	VENDOR	BANK UNITED CC PMT	Credit Memo 000068	(270.39)
03/31/26	534215-51301-5000	260056230007	ACH	VENDOR	DECISIONHR IX	PAYROLL	3,698.30

YTD Total	46,106.69
Annual Budget	\$83,000.00

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Amount Remaining / (Budget overage) \$36,893.31
 % of Budget 55.6%

Account Name: Legal Advertising

10/31/25	548002-51301-5000	JE001100	JE		R/C Legal Services to Legal Advertising	18.74
12/05/25	548002-51301-5000	JE001127	JE		Refund-Business Observer	(78.75)
12/22/25	548002-51301-5000	44470-070625	VENDOR	TIMES PUBLISHING COMANY	Legal Advertising	166.50
12/30/25	548002-51301-5000	44470-070625	VENDOR	TAMPA BAY AREA	Credit Memo 000050	(166.50)
03/31/26	548002-51301-5000	JE001157	JE		R/C Business Observer Refund to Misc. Rev.	78.75

YTD Total 18.74
Annual Budget \$2,000.00
 Amount Remaining / (Budget overage) \$1,981.26
 % of Budget 0.9%

Account Name: Payroll Services

02/20/26	549405-51301-5000	JE001151	JE		ADP Payroll Services	200.00
02/20/26	549405-51301-5000	JE001152	JE		ADP Payroll Services	800.00

YTD Total 1,000.00
Annual Budget \$0.00
 Amount Remaining / (Budget overage) (\$1,000.00)
 % of Budget n/a

Account Name: Dues, Licenses, Subscriptions

10/07/25	554020-51301-5000	92396	VENDOR	FLORIDA COMMERCE	DUES	175.00
10/24/25	554020-51301-5000	161839	VENDOR	INFRAMARK LLC	Agenda-Copies	283.92
10/24/25	554020-51301-5000	161836	VENDOR	INFRAMARK LLC	Postage	4.44
10/24/25	554020-51301-5000	161837	VENDOR	INFRAMARK LLC	Agenda-Copies	12.00
10/24/25	554020-51301-5000	161838	VENDOR	INFRAMARK LLC	Agenda-Copies	60.00
11/11/25	554020-51301-5000	103125-3194 ACH	VENDOR	BANK UNITED CC PMT	CC Payment	473.46
11/22/25	554020-51301-5000	001	VENDOR	JENNIFER LEE LAVELLE	Reimbursement for Subscription Services	74.98
11/25/25	554020-51301-5000	164563	VENDOR	INFRAMARK LLC	Agenda-Copies	180.44
12/22/25	554020-51301-5000	166710	VENDOR	INFRAMARK LLC	Agenda Packages	193.90
12/25/25	554020-51301-5000	113025-3194-ACH	VENDOR	BANK UNITED CC PMT	CC PAYMENT	1,201.45
01/07/26	554020-51301-5000	123125-3194-ACH	VENDOR	BANK UNITED CC PMT	CC PAYMENT	361.37
01/20/26	554020-51301-5000	169050	VENDOR	INFRAMARK LLC	Agenda Packages	215.55
02/01/26	554020-51301-5000	JE001143	JE		Reclass December CC Expenses - Amazon & Sams Supplies	(1,201.45)
02/01/26	554020-51301-5000	JE001144	JE		Reclass October Clubhouse Supplies on CC	(473.46)
02/01/26	554020-51301-5000	JE001145	JE		Reclass January CC Expenses for the Clubhouse	(361.37)
02/17/26	554020-51301-5000	171478	VENDOR	INFRAMARK LLC	Postage and Freight 2026	92.96
02/28/26	554020-51301-5000	123125-3194-ACH	VENDOR	BANK UNITED CC PMT	Credit Memo 000062	(361.37)
03/10/26	554020-51301-5000	26032	VENDOR	MIKE WELLS, PASCO COUNTY	Annual Renewal Fee	150.00
03/31/26	554020-51301-5000	JE001158	JE		R/C Florida Municipal Insurance Trust Inv #ANC-MI-0749-2526-163 - Bor	100.00

YTD Total 1,181.82
Annual Budget \$3,000.00
 Amount Remaining / (Budget overage) \$1,818.18
 % of Budget 39.4%

Financial And Administrative Department Total:	\$93,339.42
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DEPARTMENT NAME: INSURANCE

Account Name: Insurance - General Liability

10/01/25	545002-51325-5000	29653	VENDOR	EGIS INSURANCE	POLICY 100125729 10/1-10/1/26	4,511.00
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YTD Total 4,511.00
Annual Budget \$4,788.00
 Amount Remaining / (Budget overage) \$277.00
 % of Budget 94.2%

Account Name: Public Officials Insurance

10/01/25	545008-51325-5000	29653	VENDOR	EGIS INSURANCE	POLICY 100125729 10/1-10/1/26	5,492.00
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YTD Total 5,492.00
Annual Budget \$5,829.00
 Amount Remaining / (Budget overage) \$337.00
 % of Budget 94.2%

Account Name: Insurance -Property & Casualty

10/01/25	545009-51325-5000	29653	VENDOR	EGIS INSURANCE	POLICY 100125729 10/1-10/1/26	15,611.00
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YTD Total 15,611.00
Annual Budget \$16,447.00
 Amount Remaining / (Budget overage) \$836.00
 % of Budget 94.9%

Account Name: Insurance - Crime

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10/01/25	545013-51325-5000	29653	VENDOR	EGIS INSURANCE	POLICY 100125729 10/1-10/1/26	342.00
YTD Total						342.00
Annual Budget						\$500.00
Amount Remaining / (Budget overage)						\$158.00
% of Budget						68.4%
Insurance Department Total:						\$25,956.00

DEPARTMENT NAME: UTILITY SERVICES

Account Name: Amenity Internet

10/20/25	541009-53150-5000	100425-4225 ACH	VENDOR	FRONTIER COMMUNICATIONS	Amenity Internet	99.99
10/20/25	541009-53150-5000	101325-08-5 ACH	VENDOR	FRONTIER COMMUNICATIONS	Amenity Internet	167.05
11/03/25	541009-53150-5000	102625-23-5 ACH	VENDOR	FRONTIER COMMUNICATIONS	Internet NOV 25	528.50
11/10/25	541009-53150-5000	110425-22-5 ACH	VENDOR	FRONTIER COMMUNICATIONS	Amenity Internet	99.99
11/24/25	541009-53150-5000	111325-08-5 ACH	VENDOR	FRONTIER COMMUNICATIONS	PHONE	167.31
12/02/25	541009-53150-5000	112625-23-5 ACH	VENDOR	FRONTIER COMMUNICATIONS	PHONE	528.50
12/22/25	541009-53150-5000	112625-5235-ACH	VENDOR	FRONTIER COMMUNICATIONS	PHONE	528.50
12/29/25	541009-53150-5000	120425-4225-ACH	VENDOR	FRONTIER COMMUNICATIONS	Internet	99.99
01/05/26	541009-53150-5000	122625-23-5- ACH	VENDOR	FRONTIER COMMUNICATIONS	Internet	528.50
01/06/26	541009-53150-5000	121325-4085-ACH	VENDOR	FRONTIER COMMUNICATIONS	PHONE	167.05
01/31/26	541009-53150-5000	JE001137	JE		R/C FRONTIER COMMUNICATIONS_541009-57201-5000 to Amenity In	99.99
02/03/26	541009-53150-5000	012626-523-5- ACH	VENDOR	FRONTIER COMMUNICATIONS	PHONE	528.50
02/06/26	541009-53150-5000	011326-4085- ACH	VENDOR	FRONTIER COMMUNICATIONS	Internet	166.77
02/13/26	541009-53150-5000	020426-22-5- ACH	VENDOR	FRONTIER COMMUNICATIONS	Feb 2026 internet service	99.99
02/20/26	541009-53150-5000	021326-08-5- ACH	VENDOR	FRONTIER COMMUNICATIONS	internet service	186.77
02/28/26	541009-53150-5000	122625-23-5- ACH	VENDOR	FRONTIER COMMUNICATIONS	Credit Memo 000061	(528.50)
03/03/26	541009-53150-5000	022626-23-5- ACH	VENDOR	FRONTIER COMMUNICATIONS	813-197-0644-052523-5	528.50
03/13/26	541009-53150-5000	030426-22-5-ACH	VENDOR	FRONTIER COMMUNICATIONS	Internet	99.99
03/25/26	541009-53150-5000	031326-408-5-ACH	VENDOR	FRONTIER COMMUNICATIONS	Internet	186.77
YTD Total						4,284.16
Annual Budget						\$9,980.00
Amount Remaining / (Budget overage)						\$5,695.84
% of Budget						42.9%

Account Name: Water/Waste

10/08/25	543018-53150-5000	JE001094	JE		Bank recon adj Pasco	220.87
10/23/25	543018-53150-5000	23267495 ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	WATER 09/05-10/07/25	191.64
10/24/25	543018-53150-5000	23267397 ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Utility-Water	34.42
10/24/25	543018-53150-5000	23266612 ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Utility-Water	32.32
11/03/25	543018-53150-5000	JE001095	JE		Reverse Bank recon adj Pasco	(220.87)
11/21/25	543018-53150-5000	23452895 ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	WATER	441.42
11/24/25	543018-53150-5000	23452632 ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	WATER	93.84
11/30/25	543018-53150-5000	JE001111	JE		Clearing adj JE001095	220.87
11/30/25	543018-53150-5000	23266612 ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Credit Memo 000047	(32.32)
11/30/25	543018-53150-5000	23267397 ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Credit Memo 000048	(34.42)
12/01/25	543018-53150-5000	23450869-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Utility-Water	79.54
12/21/25	543018-53150-5000	23640307-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Utility-Water	705.34
12/22/25	543018-53150-5000	23639431-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Utility-Water	137.99
01/05/26	543018-53150-5000	23640209-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	WATER	147.02
01/24/26	543018-53150-5000	23812084- ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Utility-Water	223.00
01/27/26	543018-53150-5000	23812084	VENDOR	PASCO COUNTY UTILITIES SERVICE	Utility-Water	928.34
01/31/26	543018-53150-5000	23450869-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Credit Memo 000052	(79.54)
02/09/26	543018-53150-5000	23811986- ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Utility-Water	53.95
02/09/26	543018-53150-5000	23811207- ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Utility-Water	205.66
02/24/26	543018-53150-5000	23992006 CHECK	VENDOR	PASCO COUNTY UTILITIES SERVICE	Utility-Water	235.96
02/24/26	543018-53150-5000	23992778 CHECK	VENDOR	PASCO COUNTY UTILITIES SERVICE	Utility-Water	245.49
02/24/26	543018-53150-5000	23992875 CHECK	VENDOR	PASCO COUNTY UTILITIES SERVICE	WATER	1,278.96
02/28/26	543018-53150-5000	23640209-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Credit Memo 000058	(147.02)
02/28/26	543018-53150-5000	23640307-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Credit Memo 000059	(705.34)
02/28/26	543018-53150-5000	23639431-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Credit Memo 000060	(137.99)
03/09/26	543018-53150-5000	23992006- ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	WATER	235.96
03/09/26	543018-53150-5000	23992875- ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	WATER	1,278.96
03/09/26	543018-53150-5000	23992778- ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	WATER	245.49
03/19/26	543018-53150-5000	23992778- ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Credit Memo 000063	(245.49)
03/19/26	543018-53150-5000	23992875- ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Credit Memo 000064	(1,278.96)
03/19/26	543018-53150-5000	23992006- ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE	Credit Memo 000065	(235.96)
YTD Total						4,119.13
Annual Budget						\$8,200.00
Amount Remaining / (Budget overage)						\$4,080.87
% of Budget						50.2%

Account Name: Utility - Electric

10/14/25	543041-53150-5000	100325-0001 ACH	VENDOR	TAMPA ELECTRIC COM	svc 08/15-19/15/25	9,979.55
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10/14/25	543041-53150-5000	JE001092	JE		Bank recon adj Teco	(1.64)
10/14/25	543041-53150-5000	JE001093	JE		Bank recon adj Teco	(2.93)
10/23/25	543041-53150-5000	102025-1545 ACH	VENDOR	TAMPA ELECTRIC COM	ELECTRIC 09/16-10-14-25	33.82
11/07/25	543041-53150-5000	110325-0001 ACH	VENDOR	TAMPA ELECTRIC COM	Utility-Electric	8,083.61
12/11/25	543041-53150-5000	120525-0001-ACH	VENDOR	TAMPA ELECTRIC COM	Utility-Electric	8,665.98
01/12/26	543041-53150-5000	010726-0001- ACH	VENDOR	TAMPA ELECTRIC COM	Utility-Electric	8,613.22
02/28/26	543041-53150-5000	JE001153	JE		R/C 020526-0001- ACH_TAMPA ELECTRIC COM to Utility - Electric	9,094.94
03/20/26	543041-53150-5000	030626-0001-ACH	VENDOR	TAMPA ELECTRIC COM	Utility-Electric	349.44
03/20/26	543041-53150-5000	030626-00001-ACH	VENDOR	TAMPA ELECTRIC COM	ELECTRIC	9,422.62

YTD Total	54,238.61
Annual Budget	\$112,730.00
Amount Remaining / (Budget overage)	\$58,491.39
% of Budget	48.1%

Utility Services Department Total: \$62,641.90

DEPARTMENT NAME: OTHER PHYSICAL ENVIRONMENT

Account Name: Contracts-Landscape Consultant

10/06/25	534062-53908-5000	45958	VENDOR	OLM, INC.	LANDSCAPE INSPECTION OCT 25	390.00
11/11/25	534062-53908-5000	46171	VENDOR	OLM, INC.	LANDSCAPE INSPECTION NOV 25	390.00
12/10/25	534062-53908-5000	46376	VENDOR	OLM, INC.	Landscape Inspection	390.00
01/13/26	534062-53908-5000	46543	VENDOR	OLM, INC.	Inspection	390.00
02/10/26	534062-53908-5000	46740	VENDOR	OLM, INC.	OLM INSPECTIONS SERVICES FEB	390.00
03/10/26	534062-53908-5000	46903	VENDOR	OLM, INC.	Landscape Inspection	390.00

YTD Total	2,340.00
Annual Budget	\$4,680.00
Amount Remaining / (Budget overage)	\$2,340.00
% of Budget	50.0%

Account Name: Contracts - Landscape

10/06/25	534171-53908-5000	361538	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Landscape Maintenance October 2025	6,166.04
11/12/25	534171-53908-5000	365797	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Landscape Monthly Maintenance NOV 25	6,386.38
12/31/25	534171-53908-5000	JE001126	JE		R/C JUNIPER LANDSCAPING OF FLORIDA LLC _370289 to Contracts	6,386.38
01/02/26	534171-53908-5000	375592	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	January 2026	6,386.38
02/02/26	534171-53908-5000	380974	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	February 26	6,386.38
03/02/26	534171-53908-5000	385424	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	March 2026	6,386.38

YTD Total	38,097.94
Annual Budget	\$80,336.00
Amount Remaining / (Budget overage)	\$42,238.06
% of Budget	47.4%

Account Name: R&M-Other Landscape

10/30/25	546036-53908-5000	363952	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Irrigation Repairs	266.00
10/30/25	546036-53908-5000	363953	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Irrigation Repairs	608.96
11/30/25	546036-53908-5000	JE001109	JE		R/C JUNIPER LANDSCAPING OF FLORIDA LLC _363952 to Irrigation R	(266.00)
11/30/25	546036-53908-5000	JE001110	JE		R/C JUNIPER LANDSCAPING OF FLORIDA LLC _363953 to Irrigation R	(608.96)
01/29/26	546036-53908-5000	379329	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Tree Removal	528.00
01/29/26	546036-53908-5000	379327	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Tree Removal	1,028.00
01/29/26	546036-53908-5000	379328	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Tree Removal	1,600.00

YTD Total	3,156.00
Annual Budget	\$2,000.00
Amount Remaining / (Budget overage)	(\$1,156.00)
% of Budget	157.8%

Account Name: Aquatic Maintenance

10/01/25	546042-53908-5000	114635	VENDOR	AQUATIC WEED CONTROL, INC.	AQUATIC MAINTENANCE OCT 25	1,684.00
11/05/25	546042-53908-5000	115735	VENDOR	AQUATIC WEED CONTROL, INC.	Aquatic Maintenance NOV 25	1,684.00
12/09/25	546042-53908-5000	116836	VENDOR	AQUATIC WEED CONTROL, INC.	Monthly Maintenance	1,684.00
01/13/26	546042-53908-5000	117987	VENDOR	AQUATIC WEED CONTROL, INC.	January 26	1,684.00
02/28/26	546042-53908-5000	1136283	VENDOR	AQUATIC WEED CONTROL, INC.	Monthly Maintenance	1,684.00
03/09/26	546042-53908-5000	1137322	VENDOR	AQUATIC WEED CONTROL, INC.	Monthly Maintenance	1,684.00

YTD Total	10,104.00
Annual Budget	\$21,722.00
Amount Remaining / (Budget overage)	\$11,618.00
% of Budget	46.5%

Account Name: R&M-Tree Trimming

11/30/25	546099-53908-5000	JE001108	JE		R/C JUNIPER LANDSCAPING OF FLORIDA LLC _367480 to R&M-Tree	550.00
12/05/25	546099-53908-5000	372231	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Palm Pruning	3,570.00

YTD Total	4,120.00
Annual Budget	\$10,000.00
Amount Remaining / (Budget overage)	\$5,880.00

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% of Budget 41.2%

Account Name: Irrigation Maintenance

11/06/25	546930-53908-5000	367228	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Irrigation Repairs	876.77
11/30/25	546930-53908-5000	JE001109	JE		R/C JUNIPER LANDSCAPING OF FLORIDA LLC _363952 to Irrigation M	266.00
11/30/25	546930-53908-5000	JE001110	JE		R/C JUNIPER LANDSCAPING OF FLORIDA LLC _363953 to Irrigation M	608.96
01/12/26	546930-53908-5000	377551	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Irrigation Repairs	1,394.66
01/31/26	546930-53908-5000	JE001138	JE		R/C JUNIPER LANDSCAPING OF FLORIDA LLC _373073 to Irrigation M	3,275.00
02/23/26	546930-53908-5000	383195	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Irrigation Diagnostic Labor	360.00
03/12/26	546930-53908-5000	387035	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Irrigation Repairs	1,224.84

YTD Total 8,006.23

Annual Budget \$3,000.00

Amount Remaining / (Budget overage) **(\$5,006.23)**

% of Budget 266.9%

Account Name: Reserve - Undesignated

11/03/25	568186-53908-5000	110425-00A0	VENDOR	MIKE FASANO, TAX COLLECTOR	Tax Collector	845.50
12/12/25	568186-53908-5000	373073	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	WINTER FLOWERS	3,275.00
12/16/25	568186-53908-5000	JE001119	JE		Tax Collector Refund-Real Estate	(33.82)
01/09/26	568186-53908-5000	1	VENDOR	JENNIFER LEE LAVELLE	Reimbursement	344.95
01/31/26	568186-53908-5000	JE001138	JE		R/C JUNIPER LANDSCAPING OF FLORIDA LLC _373073 to Irrigation M	(3,275.00)
03/04/26	568186-53908-5000	030426 REIMB	VENDOR	NORTHWOOD OF PASCO	REIMB FOR HOLIDAY LIGHTING	8,000.00
03/12/26	568186-53908-5000	030626-1870-ACH	VENDOR	ADP INC	fees	23.00

YTD Total 9,179.63

Annual Budget \$97,500.00

Amount Remaining / (Budget overage) \$88,320.37

% of Budget 9.4%

Other Physical Environment Department Total: \$75,003.80

DEPARTMENT NAME: CAPITAL EXPENDITURES & PROJECTS

Account Name: Planning and Design

10/01/25	531053-53918-5000	33339	VENDOR	W.C. SHERRILL AND COMPANY LLC	Find & Stake The South Property Corners	400.00
12/03/25	531053-53918-5000	MN23-1.15	VENDOR	NICHOLS LANDSCAPE ARCHITECTURE	Entry Enhancement Project	6,169.91
12/03/25	531053-53918-5000	MN23-1.15	VENDOR	NICHOLS LANDSCAPE ARCHITECTURE	Entry Enhancement Project	7,773.29
12/15/25	531053-53918-5000	MN23-1.16	VENDOR	NICHOLS LANDSCAPE ARCHITECTURE	Northwood CDD - Enhancement Project	13,193.84
12/31/25	531053-53918-5000	JE001125	JE		R/C NICHOLS LANDSCAPE ARCHITECTURE_MN23-1.14 to Planning &	8,291.70
01/30/26	531053-53918-5000	MN23-1.17	VENDOR	NICHOLS LANDSCAPE ARCHITECTURE	Northwood CDD - Enhancement Project	3,887.31

YTD Total 39,716.05

Annual Budget \$600.00

Amount Remaining / (Budget overage) **(\$39,116.05)**

% of Budget 6619.3%

Account Name: Misc-Contingency

10/31/25	549900-53918-5000	JE001096	JE		Service charge	33.00
10/31/25	549900-53918-5000	JE001097	JE		Bank Fees	12.00

YTD Total 45.00

Annual Budget \$600.00

Amount Remaining / (Budget overage) \$555.00

% of Budget 7.5%

Account Name: Infrastructure

03/06/26	563049-53918-5000	MN23-1.18	VENDOR	NICHOLS LANDSCAPE ARCHITECTURE	Entry Project	5,136.35
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YTD Total 5,136.35

Annual Budget \$600.00

Amount Remaining / (Budget overage) **(\$4,536.35)**

% of Budget 856.1%

Capital Expenditures & Projects Department Total: \$44,897.40

DEPARTMENT NAME: PARKS AND RECREATION

Account Name: Security Patrol Services

10/01/25	531116-57201-5000	100125-	VENDOR	BIG DOG SERVICES LLC	FHP - Scheduling	150.00
10/09/25	531116-57201-5000	100925-FM	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
10/15/25	531116-57201-5000	101425-FM	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
10/16/25	531116-57201-5000	101525-FM	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
10/21/25	531116-57201-5000	102125-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00

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10/22/25	531116-57201-5000	102225-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
10/23/25	531116-57201-5000	102325-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
10/28/25	531116-57201-5000	102825-	VENDOR	FRANCISCO M MONSERRATE	Security Patrol Services	300.00
10/31/25	531116-57201-5000	090925	VENDOR	JASON GUNTER	TRAFFIC CONTROL AND SEC PATROL	300.00
11/01/25	531116-57201-5000	110125-	VENDOR	BIG DOG SERVICES LLC	FHP - Scheduling	150.00
11/03/25	531116-57201-5000	100925	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SEC PATROL	300.00
11/03/25	531116-57201-5000	100225	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SEC PATROL	300.00
11/03/25	531116-57201-5000	101525	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL/SEC PATROL	300.00
11/06/25	531116-57201-5000	110625-	VENDOR	FRANCISCO M MONSERRATE	Security Patrol Services	300.00
11/07/25	531116-57201-5000	110725-	VENDOR	FRANCISCO M MONSERRATE	Security Patrol Services	300.00
11/11/25	531116-57201-5000	111025-	VENDOR	FRANCISCO M MONSERRATE	Security Patrol Services	300.00
11/12/25	531116-57201-5000	111225-	VENDOR	FRANCISCO M MONSERRATE	Security Patrol Services	300.00
11/13/25	531116-57201-5000	111325-	VENDOR	FRANCISCO M MONSERRATE	Security Patrol Services	300.00
11/18/25	531116-57201-5000	111725-	VENDOR	FRANCISCO M MONSERRATE	Security Patrol Services	300.00
11/25/25	531116-57201-5000	112525-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
12/01/25	531116-57201-5000	110425-	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SEC PATROL	300.00
12/01/25	531116-57201-5000	111225-	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SECURITY PATROL	300.00
12/01/25	531116-57201-5000	120125-	VENDOR	BIG DOG SERVICES LLC	Scheduler's Fee for Off Duty Troopers	150.00
12/02/25	531116-57201-5000	120225-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SEC PATROL	300.00
12/05/25	531116-57201-5000	120425-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
12/05/25	531116-57201-5000	120525-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
12/09/25	531116-57201-5000	120925-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
12/09/25	531116-57201-5000	120825-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
12/11/25	531116-57201-5000	121125-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
12/12/25	531116-57201-5000	121225-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
12/19/25	531116-57201-5000	121925-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
12/23/25	531116-57201-5000	122225-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
12/23/25	531116-57201-5000	122325-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
12/27/25	531116-57201-5000	121725-	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SECURITY PATROL	300.00
12/27/25	531116-57201-5000	120225-	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SECURITY PATROL	300.00
12/27/25	531116-57201-5000	120925-	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SECURITY PATROL	300.00
12/30/25	531116-57201-5000	010126-	VENDOR	BIG DOG SERVICES LLC	FHP - Scheduling	150.00
01/11/26	531116-57201-5000	010926-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
01/18/26	531116-57201-5000	011626-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
01/19/26	531116-57201-5000	011926-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
01/22/26	531116-57201-5000	012226-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
01/23/26	531116-57201-5000	012326-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
01/27/26	531116-57201-5000	012626-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
01/27/26	531116-57201-5000	012726-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
01/28/26	531116-57201-5000	012826-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
01/30/26	531116-57201-5000	013026-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
01/30/26	531116-57201-5000	012926-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
01/30/26	531116-57201-5000	010726-	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SECURITY PATROL	300.00
01/30/26	531116-57201-5000	012226-	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SECURITY PATROL	300.00
01/30/26	531116-57201-5000	010526-	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SECURITY PATROL	300.00
02/01/26	531116-57201-5000	020126-	VENDOR	BIG DOG SERVICES LLC	FHP - Scheduling Fee	150.00
02/04/26	531116-57201-5000	020426-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
02/05/26	531116-57201-5000	020526-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
02/17/26	531116-57201-5000	021726-	VENDOR	FRANCISCO M MONSERRATE	patrol services feb 17 2026	300.00
02/19/26	531116-57201-5000	021926-	VENDOR	FRANCISCO M MONSERRATE	off duty officer	300.00
02/19/26	531116-57201-5000	021826-	VENDOR	FRANCISCO M MONSERRATE	off duty officers	300.00
02/25/26	531116-57201-5000	022526-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
02/26/26	531116-57201-5000	022626-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
03/01/26	531116-57201-5000	030126-	VENDOR	BIG DOG SERVICES LLC	FHP - Scheduling Fee	150.00
03/05/26	531116-57201-5000	030426-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
03/10/26	531116-57201-5000	031026-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
03/18/26	531116-57201-5000	031826-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
03/19/26	531116-57201-5000	031926-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
03/26/26	531116-57201-5000	032626-	VENDOR	FRANCISCO M MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	300.00
03/31/26	531116-57201-5000	021926-	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SECURITY PATROL	300.00
03/31/26	531116-57201-5000	021226-	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SECURITY PATROL	300.00
03/31/26	531116-57201-5000	020426-	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SECURITY PATROL	300.00
03/31/26	531116-57201-5000	033126-	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SECURITY PATROL	300.00
03/31/26	531116-57201-5000	031726-	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SECURITY PATROL	300.00
03/31/26	531116-57201-5000	031126-	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SECURITY PATROL	300.00
03/31/26	531116-57201-5000	022326-	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SECURITY PATROL	300.00
03/31/26	531116-57201-5000	030426-	VENDOR	JAMES E. LA ROSE JR. 181	TRAFFIC CONTROL AND SECURITY PATROL	300.00

YTD Total	20,700.00
Annual Budget	\$22,500.00
<i>Amount Remaining / (Budget overage)</i>	\$1,800.00
<i>% of Budget</i>	92.0%

Account Name: Pest Control

11/21/25	531170-57201-5000	590297535	VENDOR	TRULY NOLEN OF AMERICA INC	Pest Control	116.00
01/22/26	531170-57201-5000	590302566	VENDOR	TRULY NOLEN OF AMERICA INC	Pest Bi Monthly Commercial	70.00
01/22/26	531170-57201-5000	590302437	VENDOR	TRULY NOLEN OF AMERICA INC	Pest Bi Monthly Commercial	116.00
03/20/26	531170-57201-5000	590307441	VENDOR	TRULY NOLEN OF AMERICA INC	Pest Bi Monthly Commercial	70.00
03/20/26	531170-57201-5000	590307320	VENDOR	TRULY NOLEN OF AMERICA INC	Pest Bi Monthly Commercial	46.00

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Account Name: Janitorial Cleaning						
10/28/25	53800-57201-5000	6278	VENDOR	SPEAREM ENTERPRISES	Post Event Cleaning	975.00
01/21/26	53800-57201-5000	6301	VENDOR	SPEAREM ENTERPRISES	Janitorial Cleaning	975.00
02/17/26	53800-57201-5000	1	VENDOR	ALYSSA MARTIN, HELPING HANDS 813	Post-Event Cleaning Service	75.00
02/25/26	53800-57201-5000	2	VENDOR	ALYSSA MARTIN, HELPING HANDS 813	Post-Event Cleaning Service	75.00
YTD Total						418.00
Annual Budget						\$1,100.00
Amount Remaining / (Budget overage)						\$682.00
% of Budget						38.0%
Account Name: R&M-Clubhouse						
11/24/25	546015-57201-5000	590297681	VENDOR	TRULY NOLEN OF AMERICA INC	PEST CONTROL	70.00
YTD Total						70.00
Annual Budget						\$5,000.00
Amount Remaining / (Budget overage)						\$2,900.00
% of Budget						42.0%
Account Name: R&M-Pools						
10/02/25	546074-57201-5000	1003	VENDOR	INGENUITY POOL SERVICES LLC	Monthly Pool Service	800.00
11/20/25	546074-57201-5000	1080	VENDOR	INGENUITY POOL SERVICES LLC	POOL SVC NOV 2025	1,110.00
12/03/25	546074-57201-5000	1134	VENDOR	INGENUITY POOL SERVICES LLC	Monthly Pool Service	800.00
01/05/26	546074-57201-5000	JAN 2026	VENDOR	GPS POOLS	JAN 2026	950.00
01/30/26	546074-57201-5000	FEB-2026	VENDOR	GPS POOLS	February 26	950.00
01/31/26	546074-57201-5000	JE001139	JE		R/C GPS POOLS_BALANCE to R&M-Pools	319.05
02/17/26	546074-57201-5000	PUMP	VENDOR	GPS POOLS	new pump installed	4,700.00
02/23/26	546074-57201-5000	MAR-2026	VENDOR	GPS POOLS	March 2026	950.00
02/24/26	546074-57201-5000	STENNER 012026	VENDOR	GPS POOLS	STENNER PUMP	824.97
02/24/26	546074-57201-5000	IMPELLER	VENDOR	GPS POOLS	POOL PUMP IMPELLER	1,785.00
03/25/26	546074-57201-5000	APR-2026	VENDOR	GPS POOLS	Pool Service	950.00
03/25/26	546074-57201-5000	HOSE	VENDOR	GPS POOLS	Pool Repairs	44.99
YTD Total						14,184.01
Annual Budget						\$10,000.00
Amount Remaining / (Budget overage)						(\$4,184.01)
% of Budget						141.8%
Account Name: Security System Monitoring & Maint.						
10/01/25	546479-57201-5000	092225-3626	VENDOR	ADT SECURITY SERVICES	Security System Monitoring & Maint.	414.42
10/17/25	546479-57201-5000	41789724	VENDOR	JOHNSON CONTROLS SECURITY	QUARTERLY BILLING NOV 25 - JAN 26	1,682.68
10/27/25	546479-57201-5000	102225-3626	VENDOR	ADT SECURITY SERVICES	Security System Monitoring NOV 25	221.29
01/16/26	546479-57201-5000	42059351	VENDOR	JOHNSON CONTROLS SECURITY	QUARTERLY - FEB 26 - APR 26	1,766.81
01/30/26	546479-57201-5000	012226-3626-ACH	VENDOR	ADT SECURITY SERVICES	SVC PRD 02/01-03/09/26	1,457.51
02/24/26	546479-57201-5000	022226-3626-ACH	VENDOR	ADT SECURITY SERVICES	SVC PRD 03/01-04/09/26	223.39
03/14/26	546479-57201-5000	022226-3626-ACH	VENDOR	ADT SECURITY SERVICES	SVC PRD 03/01/26-04/09/26	223.39
YTD Total						5,989.49
Annual Budget						\$10,000.00
Amount Remaining / (Budget overage)						\$4,010.51
% of Budget						59.9%
Account Name: Garbage Collection						
10/24/25	546913-57201-5000	8480695W425 ACH	VENDOR	WASTE CONNECTIONS	GARBAGE	12,760.00
10/24/25	546913-57201-5000	2032413W426 ACH	VENDOR	WASTE CONNECTIONS	GARBAGE	174.63
11/25/25	546913-57201-5000	JE001112	JE		Bank recon adj Waste connection	173.90
11/30/25	546913-57201-5000	JE001113	JE		R/C WASTE CONNECTIONS_1988279W426 ACH to Garbage Collectio	(175.11)
12/01/25	546913-57201-5000	8539219W425-ACH	VENDOR	WASTE CONNECTIONS	Garbage	12,760.00
12/24/25	546913-57201-5000	JE001128	JE		Bank recon adj Waste connection	146.30
12/24/25	546913-57201-5000	JE001129	JE		Bank recon adj Waste connection	13,078.00
12/24/25	546913-57201-5000	JE001128	JE		Bank recon adj Waste connection	(146.30)
12/29/25	546913-57201-5000	2077416W426-ACH	VENDOR	WASTE CONNECTIONS	GARBAGE	146.30
12/29/25	546913-57201-5000	8598183W425-ACH	VENDOR	WASTE CONNECTIONS	GARBAGE	13,398.00
12/29/25	546913-57201-5000	JE001141	JE		R/C Garbadge Collection AP ACH issue	(13,078.00)
12/30/25	546913-57201-5000	8598183W425-ACH	VENDOR	WASTE CONNECTIONS	Credit Memo 000051	(320.00)
01/01/26	546913-57201-5000	JE001150	JE		R/C Reversal 1/1	13,078.00
01/26/26	546913-57201-5000	8654139W425-ACH	VENDOR	WASTE CONNECTIONS	GARBAGE	13,398.00
01/27/26	546913-57201-5000	2102497W426-ACH	VENDOR	WASTE CONNECTIONS	GARBAGE	146.30
01/30/26	546913-57201-5000	8598183W425-ACH 2	VENDOR	WASTE CONNECTIONS	Credit Memo 000057	(13,078.00)
01/31/26	546913-57201-5000	8539219W425-ACH	VENDOR	WASTE CONNECTIONS	Credit Memo 000053	(12,760.00)
02/25/26	546913-57201-5000	8711668W425-ACH	VENDOR	WASTE CONNECTIONS	GARBAGE	13,398.00
02/26/26	546913-57201-5000	2123402W426	VENDOR	WASTE CONNECTIONS	MARCH SERVICE	146.30
03/25/26	546913-57201-5000	8769288W425-ACH	VENDOR	WASTE CONNECTIONS	GARBAGE	13,398.00
YTD Total						66,644.32
Annual Budget						\$162,750.00
Amount Remaining / (Budget overage)						\$96,105.68
% of Budget						40.9%

Northwood Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Mar 31, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Special Events						
11/24/25	549052-57201-5000	2025	VENDOR	NORTHWOOD OF PASCO	2025 Special Event	1,500.00
03/24/26	549052-57201-5000	001	VENDOR	ILIANA FERREIRAS	REIMB RENTAL DEPOSIT	500.00
YTD Total						2,000.00
Annual Budget						\$15,000.00
<i>Amount Remaining / (Budget overage)</i>						\$13,000.00
<i>% of Budget</i>						13.3%

Account Name: Op Supplies - Clubhouse						
02/01/26	552003-57201-5000	JE001143	JE		Reclass December CC Expenses - Amazon & Sams Supplies	1,201.45
02/01/26	552003-57201-5000	JE001144	JE		Reclass October Clubhouse Supplies on CC	473.46
02/01/26	552003-57201-5000	JE001145	JE		Reclass January CC Expenses for the Clubhouse	361.37
02/01/26	552003-57201-5000	013126-3194- ACH	VENDOR	BANK UNITED CC PMT	CC PAYMENT	547.26
02/25/26	552003-57201-5000	JE001146	JE		BankUnited CC Payment	(361.37)
02/28/26	552003-57201-5000	22826-3194- ACH	VENDOR	BANK UNITED CC PMT	CC PAYMENT	435.38
03/02/26	552003-57201-5000	022826-3194-ACH	VENDOR	BANK UNITED CC PMT	CC PAYMENT	164.99
03/30/26	552003-57201-5000	022826-3194-ACH	VENDOR	BANK UNITED CC PMT	Credit Memo 000068	(164.99)
YTD Total						2,657.55
Annual Budget						\$2,000.00
<i>Amount Remaining / (Budget overage)</i>						(\$657.55)
<i>% of Budget</i>						132.9%

Parks And Recreation Department Total:	\$114,763.37
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 416,601.89
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NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 03/31/2026

(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	100113	03/04/26	GPS POOLS	STENNER 012026	STENNER PUMP	R&M-Pools	546074-57201	\$824.97
001	100113	03/04/26	GPS POOLS	IMPELLER	POOL PUMP IMPELLER	R&M-Pools	546074-57201	\$1,785.00
001	100114	03/04/26	FRANCISCO M MONSERRATE	022526-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100115	03/04/26	ALYSSA MARTIN, HELPING HANDS 813	1	Post-Event Cleaning Service	Janitorial Cleaning	53800-57201	\$75.00
001	100115	03/04/26	ALYSSA MARTIN, HELPING HANDS 813	2	Post-Event Cleaning Service	Janitorial Cleaning	53800-57201	\$75.00
001	100116	03/09/26	INFRAMARK LLC	173031	March 2026	District Manager	531150-51301	\$5,579.17
001	100117	03/09/26	JUNIPER LANDSCAPING OF FLORIDA LLC	385424	March 2026	Contracts - Landscape	534171-53908	\$6,386.38
001	100118	03/09/26	FRANCISCO M MONSERRATE	022626-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100119	03/09/26	BIG DOG SERVICES LLC	030126-	FHP - Scheduling Fee	Security Patrol Services	531116-57201	\$150.00
001	100120	03/12/26	OLM, INC.	46903	Landscape Inspection	Contracts-Landscape Consultant	534062-53908	\$390.00
001	100121	03/12/26	AQUATIC WEED CONTROL, INC.	1137322	Monthly Maintenance	Aquatic Maintenance	546042-53908	\$1,684.00
001	100121	03/12/26	AQUATIC WEED CONTROL, INC.	1136283	Monthly Maintenance	Aquatic Maintenance	546042-53908	\$1,684.00
001	100122	03/12/26	FRANCISCO M MONSERRATE	030426-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100122	03/12/26	FRANCISCO M MONSERRATE	031026-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100123	03/12/26	MIKE WELLS, PASCO COUNTY	26032	Annual Renewal Fee	Dues, Licenses, Subscriptions	554020-51301	\$150.00
001	100124	03/12/26	NICHOLS LANDSCAPE ARCHITECTURE	MN23-1.18	Entry Project	Infrastructure	563049-53918	\$5,136.35
001	100125	03/18/26	STANTEC CONSULTING	2532471	Engineer Services	District Engineer	531147-51301	\$923.00
001	100126	03/18/26	JUNIPER LANDSCAPING OF FLORIDA LLC	387035	Irrigation Repairs	Irrigation Maintenance	546930-53908	\$1,224.84
001	100127	03/24/26	TRULY NOLEN OF AMERICA INC	590307441	Pest Bi Monthly Commercial	Pest Control	531170-57201	\$70.00
001	100127	03/24/26	TRULY NOLEN OF AMERICA INC	590307320	Pest Bi Monthly Commercial	Pest Control	531170-57201	\$46.00
001	100128	03/24/26	FRANCISCO M MONSERRATE	031826-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100128	03/24/26	FRANCISCO M MONSERRATE	031926-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100129	03/24/26	INFRAMARK LLC	173936	Agenda Packages/Website Admin	District Manager	531150-51301	\$961.16
001	100130	03/25/26	ILIANA FERREIRAS	001	REIMB RENTAL DEPOSIT	Special Events	549052-57201	\$500.00
001	1031	03/05/26	PASCO COUNTY UTILITIES SERVICE	23992006 CHECK	Utility-Water	Water/Waste	543018-53150	\$235.96
001	1031	03/05/26	PASCO COUNTY UTILITIES SERVICE	23992778 CHECK	Utility-Water	Water/Waste	543018-53150	\$245.49
001	1031	03/05/26	PASCO COUNTY UTILITIES SERVICE	23992875 CHECK	WATER	Water/Waste	543018-53150	\$1,278.96
001	1032	03/06/26	NORTHWOOD OF PASCO	030426 REIMB	REIMB FOR HOLIDAY LIGHTING	Reserve - Undesignated	568186-53908	\$8,000.00
001	300092	03/09/26	FRONTIER COMMUNICATIONS	021326-08-5- ACH	internet service	Amenity Internet	541009-53150	\$186.77
001	300093	03/06/26	DECISIONHR IX	260056230005- ACH	PAYROLL	Onsite Staff	534215-51301	\$3,060.89
001	300094	03/23/26	FRONTIER COMMUNICATIONS	022626-23-5- ACH	813-197-0644-052523-5	Amenity Internet	541009-53150	\$528.50
001	300095	03/20/26	TAMPA ELECTRIC COM	030626-0001-ACH	Utility-Electric	Utility - Electric	543041-53150	\$349.44
001	300096	03/16/26	ADT SECURITY SERVICES	022226-3626-ACH	SVC PRD 03/01/26-04/09/26	Security System Monitoring & Maint.	546479-57201	\$223.39
001	300097	03/25/26	BANK UNITED CC PMT	22826-3194- ACH	CC PAYMENT	Op Supplies - Clubhouse	552003-57201	\$435.38
001	300099	03/30/26	FRONTIER COMMUNICATIONS	030426-22-5-ACH	Internet	Amenity Internet	541009-53150	\$99.99
001	DD105	03/13/26	ADP INC	030626-1870-ACH	fees	Reserve - Undesignated	568186-53908	\$23.00
001	DD106	03/20/26	TAMPA ELECTRIC COM	030626-00001-ACH	ELECTRIC	Utility - Electric	543041-53150	\$9,422.62

Fund Total **\$53,535.26**

Total Checks Paid **\$53,535.26**



















Juniper

Proposal

Proposal No.: 390458

Proposed Date: 03/16/26

PROPERTY:	FOR:
Northwood CDD Jen Lavelle 27248 Big Sur Drive Wesley Chapel, FL 33544	Northwood Cdd Main Entrance Median Plant material Removal

The following quote is for the removal of all dead plant material and stump grinding on the center median island on main entrance to the community. All debris will be removed in a dump truck. Any irrigation modification or repairs will be on a separate quote.





ITEM	QTY	UOM	TOTAL
Northwood Cdd Main Entrance Center Median Dead Plant Material Removal			
Site Prep			\$1,915.00
Bed Prep - Plant, Sod, Debris Removal	16.00	HR	
Debris by the truck	1.00	1	
Stump Grinding - Med	3.00	CT	
Total:			\$1,915.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



NORTHWOOD CDD

LANDSCAPE INSPECTION

April 1, 2026

ATTENDING:

JEN LAVELLE – NORTHWOOD CDD
ANTHONY VEGA – JUNIPER LANDSCAPING
PAUL WOODS – OLM, INC

SCORE:96 %

**NEXT INSPECTION
APRIL 29, 2026 AT 8:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 03/04/2026

1. Proceed with winter damage cut backs.

CATEGORY II: MAINTENANCE ITEMS

1. Clubhouse: Control Nutsedge in Liriope.
2. Control weeds in gravel beds between clubhouse and basketball court.
3. Redistribute mulch when displaced by mower/blower activity, covering bare soil.
4. Northwood Palms Blvd: Control crack weeds along Miami curbs and lamb chops.
5. Northbound Palms Blvd southbound right of way: Control disease in turf. Closely monitor recovery of turf decline at the information sign adjacent to the blue water valves.
6. Continue grooming winter kill from sensitive plant material.
7. Northwood Palms Blvd median islands: Hand prune Arboicola Trinette, reducing overall height by 1/3 to improve views across intersections.
8. Caladesi Park: Monitor recovery of freeze damage in Arboicola Trinette across the front of the playground.

CATEGORY III: IMPROVEMENTS – PRICING

NONE

CATEGORY IV: NOTES TO OWNER

1. The May inspection will occur on Wednesday, April 29.
2. I recommend the Association remind residents to maintain the exterior perimeters of private property fencing to improve appearance of pond shore areas.

CATEGORY V: NOTES TO CONTRACTOR

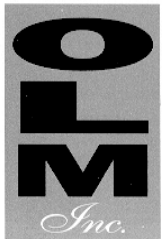
1. The May inspection will occur on Wednesday, April 29.
2. Please note the revised water restrictions effective April 3.

NORTHWOOD CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10	-4	Detail beds of windfall including oak flower,
MULCHING	5	-1	Redistribute when beds are blown to bare soil
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		1

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



Date: 4-1-26 Score: 96 % *Performance Payment™* 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

Infrastructure Advisory Group – Agenda Summary

1. Community Assessment Revenue / Project Funding

The Group reviewed Community Development District (CDD) assessment revenue for FY 2025–2026. As of the end of February, approximately 94% of assessments have been collected for the fiscal year (October 1–September 30). Current funding options were discussed, including the potential use of 8–10% of existing money market account interest earnings for the project. The Group also considered a one-time transfer of \$100,000–\$200,000 from existing reserves to help initiate funding. The overall objective is to reduce or eliminate the need for future special assessments while distributing project costs over time.

2. Proposed Reserve Strategy

The Group discussed establishing a dedicated capital reserve fund for entryway and infrastructure improvements. These funds would be restricted to capital improvements only, excluding routine maintenance. Placement in a high-yield money market account was considered to enhance returns and improve transparency. It was noted that any creation or reallocation of reserve funds will require Board approval, including formal motions, recorded votes, and documented meeting minutes to ensure accountability and transparency.

3. Project Phasing Strategy

The Group reviewed a phased implementation approach for infrastructure improvements. Initial use of reserve funds would focus on smaller, visible enhancements such as walls, caps, landscaping, and shaded areas. The full entryway project would be deferred until sufficient funding and approvals are secured. The Group emphasized maintaining an integrated project approach to avoid inefficiencies and increased costs associated with fragmented contracting.

4. Reserve Study Update

The most recent reserve study was completed on April 27, 2022. The Group recommended commissioning an updated reserve study in alignment with the upcoming budgeting cycle to support long-term capital planning. The Manager will obtain proposals and present quotes at the next meeting.

5. Right-of-Way (ROW) Permit Update

ROW permit documents have been reviewed by district engineering and district counsel and submitted to the county for review. The Group is currently awaiting further feedback and next steps from the county.

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

c/o Inframark ♦ 2005 Pan Am Circle, Suite 300 ♦ Tampa, FL 33607 ♦ Office (813) 873-7300 ♦

Dear Residents,

We would like to apologize for any confusion caused by a recent letter regarding the upcoming exterior wall construction project. The notice was sent in error and should have included the clarification below.

If you received the recent letter regarding the wall project, it means your property will be directly impacted by the upcoming construction project.

As previously communicated in the November 7, 2025 letter, any fences, structures, plants, gardens, or other items—whether permanent or temporary—located on the easement within your property boundary must be removed prior to the start of construction.

If you have any structures, fences, plantings, or other items affixed to the wall or located on the easement, they will need to be removed before the project begins.

If you do not have any items located on the easement or attached to the wall, no action is required on your part.

At this time, we do not have a confirmed start date for the project due to county permitting constraints. However, the original notice was intended to provide residents with approximately 90 days to remove any personal items, allowing you time to handle the removal in a way that works best for you. Once construction begins, it would be too costly to pause work in order to remove personal items from the wall or easement areas.

Please know that the Board members are also residents of this community, and we understand that construction can be disruptive. These repairs are necessary to address the condition of our exterior walls, and we are working to make the process as smooth as possible.

Residents are always welcome to attend community meetings:

- CDD Meetings: 3rd Monday of each month
- HOA Meetings: 3rd Tuesday of each month

If you have any questions, please feel free to contact:

Christina Newsome CDD
District Manager
christina.newsome@inframark.com

Jen Lavelle
Onsite Manager
northwood.manager@outlook.com

Thank you for your cooperation and understanding as we work through this important community improvement project.

Sincerely,
Northwood Community Development District

Northwood CDD

Manager Report

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

Upcoming Classes:

Core Martial Arts Classes (kids, teens, & adults)
Mondays & Thursdays 5PM - 7 PM

Drama Kids FL
Wednesdays 5pm-9pm

Into the Light Performing Arts
Wednesdays 2pm - 4:30pm
Fridays 11:30am-7pm

Please see:

- **March Calendar, March Sales, March Rentals & March Party Supply Usage Chart**
Note: Each rental fee includes a \$100 cleaning charge. Of that amount, \$75 is paid to the cleaning service, and \$25 is retained by the CDD. For March, the CDD's total earnings from the cleaning portion were \$75. After deducting the March supply expenses of \$8.89, the net amount earned is \$66.11. (Total earnings YTD \$531.52)
- **Fiscal Year Sales (October 2025-September 2026)**
As of March 31, 2026, Northwood CDD completed 91 transactions, totaling \$22,600.00 in net sales.
- Tentative April Calendar
- Incident Report
- Pressure Washing Vendor Proposals
- Juniper Landscaping Proposals

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 9am - Tennis Lessons 4pm - Tennis Lessons	2 5pm - Martial Arts	3 4pm - Tennis Lessons 6:30pm - Barrington HOA	4 Recycle Day @ Northwood 8am - OLM Inspection 4pm - Tennis Lessons 4:30pm - Drama Kids FL	5 5pm - Martial Arts 8pm - Bible Study Group	6	7
8 Daylight Saving Time 9am - Tennis Lessons 4pm - Tennis Lessons	9 5pm - Martial Arts	10 12:30pm - Landscape 4pm - Tennis Lessons	11 Recycle Day @ Northwood 2pm - Into the Light 4pm - Tennis Lessons 4:30pm - Drama Kids FL	12 5pm - Martial Arts 8pm - Bible Study Group	13	14 Clubhouse Reserved:
15 Girl Scouts 9am - Tennis Lessons 4pm - Tennis Lessons	16 6:30pm - CDD Monthly	17 St. Patrick's Day 4pm - Tennis Lessons 6:30pm - HOA Monthly 6:30pm - HOA Monthly	18 Recycle Day @ Northwood 2pm - Into the Light 4pm - Tennis Lessons 4:30pm - Drama Kids FL	19 5pm - Martial Arts 8pm - Bible Study Group	20 11:30am - Into the Light 7:45pm - Amenity Card	21 HOA Spring Carnival ?
22 Cabana Reserved: Lani 9am - Tennis Lessons 4pm - Tennis Lessons	23 5pm - Martial Arts	24 8:30am - Lani takes Grace 4pm - Tennis Lessons 6:30pm - HOA - DRB	25 Recycle Day @ Northwood 1pm - Infrastructure 2pm - Into the Light 4:30pm - Drama Kids FL	26 5pm - Martial Arts 8pm - Bible Study Group	27 11am - Into the Light	28 Clubhouse Reserved:
29 Clubhouse Reserved: 9am - Tennis Lessons 4pm - Tennis Lessons	30 5pm - Martial Arts	31 4pm - Tennis Lessons	1 Recycle Day @ Northwood 8am - OLM Inspection 2pm - Into the Light 4pm - Tennis Lessons 4:30pm - Drama Kids FL	2 5pm - Martial Arts 8pm - Bible Study Group	3 11am - Into the Light	4 12pm - HOA EASTER

Jen Lavelle, Onsite Manager
 Square Transactions: March FY26

Date	Time	Description	Amount
Mar 2, 2026	1:47 pm	Clubhouse & Pool Cabana Reserved: June 14, 2026 Resident Security Deposit	\$200.00
Mar 3, 2026	7:38 pm	Clubhouse Reserved: May 23, 2026 501(c)(3) Rental	\$125.00 Cleaning Fee
Mar 3, 2026	9:12 pm	Clubhouse Reserved: May 2, 2026 Resident Security Deposit	\$200.00
Mar 8, 2026	10:00 am	Invoice #000041-R-0023: Monthly Subscription Martial Arts	\$300.00
Mar 9, 2026	10:38 am	Clubhouse Reserved: June 6, 2026 Resident Deposit & Rental Fee	\$500.00
Mar 9, 2026	4:32 pm	Clubhouse Reserved: March 14, 2026 Resident Rental Fee	\$325.00
Mar 11, 2026	12:09 pm	Into the Light Performing Arts – 8 hrs rental	\$150.00
Mar 13, 2026	4:25 pm	Invoice #000088: Monthly Subscription	\$325.00
Mar 16, 2026	5:42 pm	Pool Cabana Reserved: March 22, 2026	\$50.00
Mar 17, 2026	6:56 pm	Refund of Security Deposit (Clubhouse) March 14 Resident Rental	(\$200.00)
Mar 17, 2026	7:59 pm	Clubhouse Reserved: May 17, 2026 NR Security Deposit	\$500.00
Mar 17, 2026	9:17 pm	Into the Light Performing Arts – 8 hrs rental	\$150.00
Mar 25, 2026	8:40 am	Clubhouse Reserved: April 18, 2026 Non Resident Rental Fee	\$600.00
Mar 25, 2026	9:54 am	Into the Light Performing Arts – 8 hrs rental	\$150.00
Mar 25, 2026	12:24 pm	Clubhouse Reserved: March 29, 2026 Non Resident Rental Fee	\$600.00
Mar 25, 2026	9:59 pm	Into the Light Performing Arts – 8 hrs rental	\$150.00
Mar 27, 2026	2:17 pm	Clubhouse Reserved: May 30, 2026 Resident Security Deposit	\$200.00

Jen Lavelle, Onsite Manager
 Square Transactions: March FY26

Mar 30, 2026	5:38 pm	Clubhouse Reserved: May 10, 2026 Non Resident Security Deposit	\$500.00
Mar 30, 2026	6:13 pm	Clubhouse Reserved: June 28, 2026 Resident Security Deposit	\$200.00
Mar 30, 2026	9:14 pm	Clubhouse Reserved: June 27, 2026	\$500.00
Mar 31, 2026	11:34 am	Refund for #rVOr March 29 Partial Refund (withheld \$125 for extra rental hours)	(\$375.00)
Mar 31, 2026	12:02 pm	Clubhouse Reserved: May 31, 2026 Resident Security Deposit	\$200.00

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

March FY26

RENTALS

NAME	PHONE	RESIDENT	RENTAL DATE	TIME	PAID
Eritrea	██████████	YES	3/14 Clubhouse	4PM-10PM	YES
Spring Carnival	██████████	COMMUNITY EVENT	3/21 Clubhouse	4PM-8PM	N/A
Lani	██████████	YES	3/22 Pool Cabana	12PM-4PM	YES
Carlos	██████████	YES	3/28 Clubhouse	4PM-10PM	YES
Eman	██████████	NO	3/29 Clubhouse	12PM-11PM	YES

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

Usage Chart

Item	Mar 14	Mar 28	Mar 29	Total Used
Paper Towels	1	2	1	4 rolls
Toilet Paper	0	3	2	5 rolls
Sponges	1	1	1	3 sponges
Sanitary Strips	2	2	2	6 strips

Cost Summary Chart

Item	Total Used	Cost per Unit	Total Cost
Paper Towels Brand: POM Paper Towels	4 rolls	\$1.19	\$4.76
Toilet Paper Brand: Member's Mark Ultra Premium	5 rolls	\$0.55	\$2.75
Sponges	3 sponges	\$0.42	\$1.26
Sanitary Strips	6 strips	\$0.02	\$0.12

✓ Total Spent:

$\$4.76 + \$2.75 + \$1.26 + \$0.12 = \$8.89$ total

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

Northwood Community Development District Incident Report

Date of Report: March 10, 2026

Incident Date: March 9, 2026

Location: Northwood CDD Ponds (Fountain Systems)

Description of Incident:

On March 9, 2026, it was observed that both pond fountains within the community were not operating. Upon inspection of the electrical panel associated with one of the fountain systems, the breaker had tripped. When attempting to reset the breaker, a visible spark occurred, and the breaker immediately tripped again.

The second fountain was also inspected. The breaker associated with that fountain repeatedly tripped when attempts were made to restore power, preventing the fountain from operating.

Due to the electrical behavior and safety concerns associated with the sparking breaker and repeated tripping, power was not forced back on and the fountains remain offline at this time.

Actions Taken:

- Inspected fountain electrical panels after noticing fountains were not operational.
- Attempted to reset breakers; one breaker sparked when reset and the other repeatedly tripped.
- Power was not forced back on to avoid potential electrical hazards.
- Began contacting fountain service companies to assess and repair the issue.

Next Steps:

- Review the fountain repair and diagnosis proposal at April's CDD meeting.
- Restore fountain operation once the issue has been safely diagnosed and corrected.

Reported By:

JenLavelle, OnSite Manager

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

c/o Inframark ♦ 2005 Pan Am Circle, Suite 300 ♦ Tampa, FL 33607 ♦ Office (813) 873-7300

Pressure Washing Service Request Form

Vendor: American Power Washing LLC

Date: 04/08/2026

Clubhouse

- Building.....\$ 400
- Entryway\$ 75
- Clubhouse Sidewalks.....\$ 100
- Curb and Road Sidewalks.....\$ 100
- Court Sidewalks.....\$ 100
- Soft wash (*basketball, soccer, tennis courts*)\$ 2750
- Iron Fence\$ 250
- Roof.....\$

Total \$3,775

Pool

- Cabana walls (*inside pool area and outside near storage door*)\$ 150
- Restroom area (*doors, walls, ceiling*)\$ 150
- Iron Fence\$ 250
- Pavers (*Soft Wash*)\$
- Roof\$

Total \$550

Northwood Palms Boulevard

- Sidewalks\$ 4119.75
- Curbs\$ 1318.98
- Roundabouts\$ 850
- Median curb\$ 275
- Street signs\$ 300
- Deed Restricted Signs\$ 250
- Walls\$ 1530
- Village Signs\$ 250

Total \$8,893.73

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

c/o Inframark ♦ 2005 Pan Am Circle, Suite 300 ♦ Tampa, FL 33607 ♦ Office (813) 873-7300

Playground

<input checked="" type="checkbox"/> Equipment	\$ 100
<input checked="" type="checkbox"/> Cabana	\$ 100
<input checked="" type="checkbox"/> Picnic Tables	\$ 100
<input checked="" type="checkbox"/> PVC & Iron Fence	\$ 100
<input checked="" type="checkbox"/> Sidewalks and curb near road	\$ 100
<input checked="" type="checkbox"/> Sidewalks inside playground	\$ 100
	Total \$600

Additional Notes / Comments:

Will Butler








2026-03-24-Northwood_ Pressure Washing Service Request Form FY26

Final Audit Report

2026-04-08

Created:	2026-03-29
By:	Jen Lavelle (northwood.manager@outlook.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAtkjcZJPvKA1HzV_atabzicgADQpm2zZP

"2026-03-24-Northwood_ Pressure Washing Service Request Form FY26" History

-  Document created by Jen Lavelle (northwood.manager@outlook.com)
2026-03-29 - 10:51:42 PM GMT
-  Document emailed to Will Butler (william@american-powerwashing.com) for signature
2026-03-29 - 10:51:46 PM GMT
-  Email viewed by Will Butler (william@american-powerwashing.com)
2026-03-30 - 11:46:54 PM GMT
-  New document URL requested by Will Butler (william@american-powerwashing.com)
2026-04-08 - 10:42:10 PM GMT
-  Email viewed by Will Butler (william@american-powerwashing.com)
2026-04-08 - 10:42:24 PM GMT
-  Document e-signed by Will Butler (william@american-powerwashing.com)
Signature Date: 2026-04-08 - 11:48:40 PM GMT - Time Source: server
-  Agreement completed.
2026-04-08 - 11:48:40 PM GMT



Proposal

Proposal No.: 390778
Proposed Date: 03/17/26

PROPERTY:	FOR:
Northwood CDD Inframark CDD Payables Lock box 27248 Big Sur Drive Wesley Chapel, FL 33544	Northwood -Fountain repairs

The following proposal is to get the fountains at Northwood CDD repaired. Below is a summary of what parts will be used by Accurate drilling solutions. This job may change as they pull one of the fountains out to completely assess the issues. Warranty for this will be one year on the labor from install date Parts may vary on warranty.

Any damage that is done to the landscape during the fountain repair will be a separate proposal if its needed.

Please note That one of the fountains does have to be pulled from pond to accomplish the repair. We will not know if it's a propriety motor until we retrieve from pond. I did include a standard replacement motor in the quote if its usable.

5 HP Standard 230v 1PH	5 HP Grundfos Standard Control Box 230v 1PH	2
5 HP 230v 1PH	5 HP Grundfos 230v 1PH Submersible Motor	1
Technician Hourly Service Rate	Technician Hourly Service Rate	6
Misc Fee	Misc Fittings	1
10-3 DJ Wire	10-3 W/G - DJ Submersible Pump Wire W/ Ground (Per Ft)	100

Note:

--Well Quotes are based on an estimated depth and Casing amount determined by wells near your address. Actual charges will be based on actual depth of well and amount of casing used.

--Pump Replacement Quotes: Drop Pipe and Wire footage may vary +/- slightly as our estimate is based on construction data of your

well. The actual drop pipe and wire requirements can change with time as static water depths can change.

--Access to Well / Pump Area: Accurate Drilling Solutions is not responsible for damage to Driveways, sidewalks, grass and other

obstacles in pathway to well / pump area. Accurate Drilling Solutions will do it's best not to damage sidewalks, grass and other obstacles, but cannot guarantee damage will not occur.

-Well Abandonments: Actual number of bags can vary. Additional Bags required will be charged at \$25.00/Bag
 Accurate Drilling Solutions 9507 Palm River Road Tampa, FL 33619 Phone: (813) 643-6161

accurate3drilling@gmail.com accurate4.co









ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Default Group					
Fountain Repair-Sub					\$7,000.00
Accurate Drilling Fountain Repair	1.00	EA	\$7,000.00	\$7,000.00	
				Total:	\$7,000.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Juniper

Proposal

Proposal No.: 394269
Proposed Date: 04/08/26

PROPERTY:	FOR:
Northwood CDD Jen Lavelle 27248 Big Sur Drive Wesley Chapel, FL 33544	Northwood Cdd Mulch for Main Entrance Center Median

The following quote is for the install of mulch on the main entrance center median island. This install will be done only after the dead plant removal quote is approved. All debris will be removed.

ITEM	QTY	UOM	TOTAL
Northwood Cdd Mulch install Center Median Island			
Landscape Material			\$990.00
Enhancement Labor	6.00	HR	
Pine Bark Mulch 3 cu. ft. Bag	48.00	BG	
Fuel Surcharge 5.0%			\$49.50
Fuel Surcharge	1.00	EA	
Total:			\$1,039.50

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 394243
Proposed Date: 04/08/26

PROPERTY:	FOR:
Northwood CDD Jen Lavelle 27248 Big Sur Drive Wesley Chapel, FL 33544	Northwood Cdd Sod Install Main Entrance Center Island

The following quote is for the install of new sod on center island on main entrance. This is after all dead plant material removal quote is approved for removal. All debris will be removed. Any irrigation repair or modification will be reported and a separate quote will be provided.

ITEM	QTY	UOM	TOTAL
Main Entrance Center Median island Sod install			
Landscape Material			\$1,265.00
Enhancement Labor	6.00	HR	
Floritam Saint Augustine, 01 SF MATERIAL ONLY	500.00	01SF	
Fuel Surcharge 5.0%			\$63.25
Fuel Surcharge	1.00	EA	
Total:			\$1,328.25

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Northwood Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairperson
_____	Vice-Chair
<u>Christina Newsome</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of April 2026.

ATTEST:

**NORTHWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

c/o Inframark ♦ 2005 Pan Am Circle, Suite 300 ♦ Tampa, FL 33607 ♦ Office (813) 873-7300

Pressure Washing Service Request Form

Vendor: Pressure washing solutions, LLC

Date: 04/11/2026

Clubhouse

- Building.....\$ 75.00
- Entryway\$ 25.00
- Clubhouse Sidewalks.....\$ 15.00
- Curb and Road Sidewalks.....\$ 15.00
- Court Sidewalks.....\$ 15.00
- Soft wash (*basketball, soccer, tennis courts*)\$ 250.00
- Iron Fence\$ 100.00
- Roof.....\$

Total \$495

Pool

- Cabana walls (*inside pool area and outside near storage door*)\$ 50.00
- Restroom area (*doors, walls, ceiling*)\$ 20.00
- Iron Fence\$ 100.00
- Pavers (*Soft Wash*)\$
- Roof\$

Total \$170

Northwood Palms Boulevard

- Sidewalks\$ 2,900.00
- Curbs\$ 760.00
- Roundabouts\$ 200.00
- Median curb\$ 50.00
- Street signs\$ 25.00
- Deed Restricted Signs\$ 25.00
- Walls\$ 800.00
- Village Signs\$ 150.00

Total \$4,910


NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

c/o Inframark ♦ 2005 Pan Am Circle, Suite 300 ♦ Tampa, FL 33607 ♦ Office (813) 873-7300

Playground

<input checked="" type="checkbox"/> Equipment	\$ 150.00
<input checked="" type="checkbox"/> Cabana	\$ 25.00
<input checked="" type="checkbox"/> Picnic Tables	\$ 15.00
<input checked="" type="checkbox"/> PVC & Iron Fence	\$ 100.00
<input checked="" type="checkbox"/> Sidewalks and curb near road	\$ 50.00
<input checked="" type="checkbox"/> Sidewalks inside playground	\$ 15.00
Total	\$355

Additional Notes / Comments:



Wellington valdez (Apr 11, 2026 12:40:37 EDT)









2026-03-24-Northwood_ Pressure Washing Service Request Form FY26

Final Audit Report

2026-04-11

Created:	2026-03-29
By:	Jen Lavelle (northwood.manager@outlook.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgeFoorMjOMunhu_uAdoVI8xY0s-gCCfj

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-  Document created by Jen Lavelle (northwood.manager@outlook.com)
2026-03-29 - 10:50:04 PM GMT
-  Document emailed to pressurewashingsolutions@outlook.com for signature
2026-03-29 - 10:50:08 PM GMT
-  Email viewed by pressurewashingsolutions@outlook.com
2026-03-31 - 11:30:17 PM GMT
-  New document URL requested by pressurewashingsolutions@outlook.com
2026-04-11 - 4:38:51 PM GMT
-  Email viewed by pressurewashingsolutions@outlook.com
2026-04-11 - 4:39:12 PM GMT
-  Signer pressurewashingsolutions@outlook.com entered name at signing as Wellington valdez
2026-04-11 - 4:40:35 PM GMT
-  Document e-signed by Wellington valdez (pressurewashingsolutions@outlook.com)
Signature Date: 2026-04-11 - 4:40:37 PM GMT - Time Source: server
-  Agreement completed.
2026-04-11 - 4:40:37 PM GMT



Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
 pierre@capitalreserveadvisors.com
 www.capitalreserveadvisors.com
 (813)444-8022

Christina Newsome
Northwood CDD
 C/O Inframark
 27248 Big Sur Drive
 Wesley Chapel, FL 33544

April 8, 2026

Proposal for Reserve Study with On-Site Analysis

As you requested, we are submitting this proposal for reserve study services for **Northwood CDD**. The site analysis will be scheduled as soon as we receive the signed agreement (attached) to proceed. Our report is issued as a Reserve Management Plan engagement and is intended to match your budget year and will be a 30-year projection for the 30-year period beginning **October 1, 2026**.

Since maintenance expenditures are often the most significant costs of an association, properly preparing a Reserve Study is one of the most important responsibilities for common interest organizations. An accurate and detailed analysis will minimize reserve assessments and reduce the risk of insufficient funds, while still maintaining the common areas. Some consider the reserve study simply as a budget tool. Others want a dynamic long-term replacement management tool. Either way, we can help.

Capital Reserve Advisors:

- **Local:** Located in Tampa, FL for your convenience and unrivaled customer service.
- **Experts:** Lynn Sallee, RS, CMM, PRA, and CPSI designations with 48 years of construction experience and 11 years of Reserve Study deliveries.
- Pierre del Rosario has provided financial services to condominium and homeowners associations clients since 2000.
- **Vetted:** Capital Reserve Advisors uses software specifically designed to prepare reserve studies that has been fully tested by a team of independent financial experts for calculation accuracy and certified to meet the strict ICBI software standards and is used by more than 3,000 satisfied clients worldwide.
- **Easy:** Reserve Study Reports that are usually less than 30 pages makes it easy for boards of directors and management professionals to read, digest and distribute. Our report provides actionable management information that is detailed enough to understand, but not so detailed that it overwhelms the reader. This report is supplemented by separately issued detail financial schedules to provide a complete reserve activity management system.
- **Affordable:** We believe in using the latest technology to our advantage. Because we have continued to evolve our business practices by staying ahead of the curve with our software, we are able to pass on the savings to our clients.
- **Full Service:** Each of our on-site analyses includes everything you have come to expect from reserve study providers. Full component detail lists with site or element photos, current and future replacement cost estimates, and anecdotal evidence and/or commentary where necessary.
- **Full Service +:** At no extra charge, we also prepare the report with the understanding that every association is unique. Our reports are prepared for the association but also, **by the association**. This includes open communication, *unlimited revisions, and *client-use software.

Fee Quotation

The fee for preparing the reserve study with on-site analysis for the fiscal period starting **October 1, 2026** is **\$ 3,950**.

If you would like us to proceed with your reserve study, please indicate your acceptance by signing the attached Reserve Study Services Agreement and returning it to us. The terms of this proposal will remain in effect for sixty days from the date of this proposal.

Pierre del Rosario, President

Attachment

*See attached agreement for terms of service
 See attached brochure for complete information about our company



14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
 pierre@capitalreserveadvisors.com
 www.capitalreserveadvisors.com
 (813)444-8022

Christina Newsome
Northwood CDD
 C/O Inframark
 27248 Big Sur Drive
 Wesley Chapel, FL 33544

April 8, 2026

**Reserve Study Services Agreement
 Reserve Study with On-Site Analysis**

This Agreement is made between Capital Reserve Advisors ("CRA") and **Northwood CDD**, (the "Association"). The Association has engaged Capital Reserve Advisors to perform and prepare an analysis and projection of the Association's replacement funding program ("Reserve Study") pursuant to the terms and conditions as set forth herein.

IT IS AGREED:

1. **Analysis Date and Period:** The Reserve Study will be a projection for the 30-year period commencing **October 1, 2026**.
2. **Date of Delivery of Requested Information:** A draft report will be available for review by the Association within two weeks from the date of CRA's receipt of the applicable documents, information, and materials requested, and completion of the site analysis by CRA. The Reserve Study will assume the most probable course of events in consideration of information supplied by the Association, CRA's research, and industry standards and guidelines. However, the Association acknowledges that actual replacement costs may vary from those set forth in the Reserve Study and such variations may be material. Accordingly, CRA does not, and shall not, guarantee that actual replacement costs and/or remaining lives will approximate those contained in the Reserve Study.

CRA hereby requests the information and documents described on Schedule A attached to this Agreement.

 The Association covenants and agrees to provide CRA with all the information and documents set forth on Schedule A, and to cooperate with all reasonable requests of CRA in connection with this Agreement. Without limiting the foregoing, the Association shall ensure that its personnel are reasonably available to consult with CRA regarding replacement funding expenditures and the condition of the physical components of the common areas and shall allow CRA reasonable access to conduct periodic physical inspections of the Association's facilities and common areas.
3. **Date of Delivery of Final Report:** The final report will be issued within seven working days of receiving approval from the Association for issuance of such report. The Reserve Study shall be dated as of the date of delivery to the Association (the "Report Date"). If the Association does not inform CRA of any changes within 30 days of delivery of the draft report, then the draft report is considered to be approved as is, and CRA will issue the final report.
4. **Report Format:** The format of the Reserve Study will be similar to the sample report available on our web site at <http://www.capitalreserveadvisors.com>. The purpose of the Reserve Study is to assist the Association in properly managing replacement funds and common area property, so that future funds will be sufficient when expenditures are necessary and common area property can be maintained efficiently for the life of the project. The Reserve Study is intended only for the Association's internal use, and only for the purposes, and subject to the limitations described in this Agreement.
5. **Reserve Study Update:** CRA has no responsibility to update the final Reserve Study for events and circumstances occurring after the Report Date. CRA recommends that interim updates be performed at least annually and at more frequent intervals if there are material fluctuations in the rates of inflation and investment or when material changes in costs or in estimated lives of replacement fund items occur.
6. **Reserve Study Fee & Terms:** CRA's fee for preparing the Reserve Study, with site analysis, for the period beginning **October 1, 2026** is **\$ 3,950**. 50% of this fee will be billed upon authorization to proceed and is due and payable at that time. The remaining 50% will be billed upon delivery of the draft report and is due and payable within 30 days. If a draft report is not issued at the request of the Association, the remaining 50% is due and payable within 30 days of importing data into Facilities7 software and providing access to the Association.
7. **No Warranties:** The Association acknowledges and agrees that neither CRA, nor any officer, director, owner, employee, agent or affiliate of CRA, has made any representations, warranties, guarantees, or promises of any kind regarding CRA's services or deliverables except as expressly provided in this Agreement. CRA disclaims all warranties, including without limitation any warranty as to fitness of the Reserve Study for a particular purpose, whether express, implied or arising by operation of law. CRA shall not be liable to the Association for any incidental, consequential, or special damages whatsoever, including without limitation any lost revenues or lost profits, arising from or related to this Agreement and the services provided hereunder.

8. **Miscellaneous:**

- (a) Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to its subject matter, and supersedes all prior agreements, whether written or oral, pertaining to such subject matter.
- (b) Governing Law. Disputes arising under this agreement (including the scope, nature and quality of services to be performed by us, our fees and other terms of the engagement) shall be submitted to mediation. A competent and impartial third-party, acceptable to both parties, shall be appointed to mediate, and each disputing party shall pay an equal percentage of the mediator’s fees and expenses. No suit or arbitration proceedings shall be commenced under this agreement until at least 60 days after the mediator’s first meeting with the involved parties. If the dispute requires litigation, the court shall be authorized to impose all defense costs against any non-prevailing party found not to have participated in the mediation process in good faith. This Agreement is governed by, and shall be construed in accordance with, the laws of the State of Florida. Venue for all legal or equitable actions relating to or arising from this Agreement shall be Hillsborough County, Florida.
- (c) Force Majeure. Notwithstanding anything to the contrary provided in this Agreement, CRA shall not be liable for any delay or failure to perform any of its obligations under this Agreement if such delay or failure is caused by an act of god, government requirements, fire, or any other cause or circumstance beyond its reasonable control. CRA shall use reasonable efforts to avoid, remove, or cure all such circumstances as soon as is reasonably feasible.
- (d) Third Party Actions. If there are any member or third party actions involving the Association which cause CRA to incur time charges or expenses other than for the initial preparation of the reserve study report, CRA is to be reimbursed by the Association for any costs or time charges incurred in connection therewith.

9. **Limitations of Reserve Study** Association understands and agrees that:

- (a) The Reserve Study is intended for the sole use of the Association and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.
- (b) The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.
- (c) CRA ’s financial liability for errors and omissions is limited to the fees charged to Association to perform the Reserve Study.
- (d) The scope of the Reserve Study is expressly limited to the components included.
- (e) The remaining useful life estimates of the Reserve Study assumes normal weather conditions and does not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design plus adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.
- (f) The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Association. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other forces which are not under CRA ’s control.
- (g) The conclusions of the Reserve Study do not involve forensic or destructive testing of the components and were arrived at by either visual inspection and/or information provided by Association.
- (h) The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Association agrees to indemnify, defend and hold CRA harmless from all related claims.
- (i) Association warrants that the components, equipment and materials are constructed or assembled by qualified and licensed contractors according to manufacturer specifications and that the finished construction complies with all applicable building codes at the time of construction.

Approval of Agreement

Northwood CDD:

For Capital Reserve Advisors :

By: _____

By: 

Date: _____

Pierre del Rosario, President

April 8, 2026

Northwood CDD- Schedule A Documents, Information, and Materials Requested

The table below provides a fairly comprehensive list of the documents and information we require in order to perform a comprehensive analysis for you and helps to improve the accuracy of the report. Our normal work process is:

- Phone call or email notification to schedule date for on-site analysis
- Summarize and evaluate data in my office, and research and estimate pricing of reserve activities
- Prepare a draft of the report and information for your edits and our discussion
- Conference call (if necessary) to discuss the data and report. This is your board's report and I want to walk you through it and make necessary adjustments so that you have the best information and a workable plan going forward.
- Edits based on our conference call and second draft (or final) report issued

#	Documents requested	Reason needed	Required	Done
1	A copy of the most recent prior reserve study, if available	This helps ensure that we will identify all components and may provide measurement information. It is also a good check for us on costing information.	No	
2	A copy of the most current financial statements of the Association that shows the current total of reserve funds, and the current budgeted amount to be transferred monthly to reserves	Necessary for us to know how much you are presently contributing to reserves, and to anticipate the following year's reserve contribution.	Yes	
3	A copy of the Association's budget for the most recent year	This is required UNLESS it is shown on the financial statements listed above (# 2)		
4	A copy of the Association's governing documents (CC&R's, etc.)	Only necessary if it discusses maintenance responsibility of Association		
5	Copies of prior paid invoices for repair and/or replacement of common area components	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
6	Copies of bids solicited for repair and/or replacement of common area components, whether awarded or not	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
7	A copy of your reserve policies	Required if you have specific reserve policies. If not, we will be happy to help you establish policies for your Association.		
8	A list of addresses and phone numbers for pertinent service contractors (landscape, pool, elevator, roof, paint, deck, etc.)	Very helpful information to help us make sure that we have accurate cost data and an understating of your maintenance plan.		
9	A copy of the plot map of the project or community showing phasing details and building shapes or styles	This is necessary for us to identify all components.	Yes	
10	Temporary use of keys, access devices or gate codes to enter upon the common areas, pool or recreation areas and equipment or storage areas	Necessary for us to gain access to restricted areas.	Yes	

Additional information may be requested once we have started our work.



April 8, 2026

Northwood CDD
 c/o Inframark Community Management
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

RE: Full Service Reserve Study with Site Inspection
 Northwood CDD
 27248 Big Sur Dr
 Wesley Chapel, FL 33544

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a full reserve study with site inspection and recommendations for Northwood CDD. We are a team of knowledgeable reserve analysts with extensive experience and take pride in performing reserve studies. The reserve study will project costs and funding for a 30 year time frame for all common areas and improvements.

Northwood CDD commenced operations in 4/1995. The community started home construction soon after and construction was completed in 2004. The community is comprised of single family homes. Central to the community is a pool area and clubhouse. The CDD consists of 309 acres and is located in Wesley Chapel, Pasco County, Florida. After a review of plats, aerials, and county records, we recommend the following reserve items be included in the report:

- **Stormwater Drainage**
- **Retention Ponds**
- **Monuments**
- **Clubhouse and Pool Cabana**
- **Pool Area and Equipment**
- **Parking Lot**
- **Fencing**
- **Putting Green**
- **Sport Court**
- **Tennis Court**
- **Any Other Items Specified by You**

The physical analysis portion of the reserve study will include a reserve item component list, remaining life, useful life, current cost, future cost of all reserve items as well as any site recommendations. The financial analysis portion of the study will include allowances for your interest income, taxes and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.



Scope of Service

Our scope of service for a full service reserve study with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements with a CAI-designated Reserve Specialist.
- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- One site meeting with management or the board on the day of inspection, if requested.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats, drawings, and site aerials.



Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at www.reservestudyfl.com and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services



Experience

Here is a short list of communities we have conducted reserve studies for, showing experience with various construction types, building systems, and community amenities:

Fishhawk CDD I, CDD II, CDD III, & CDD IV, Lithia, Florida

Fishhawk Ranch is a large planned community consisting of approximately 3000 acres in Lithia, Florida. It is comprised of numerous single family home subdivisions as well as a few townhome subdivisions. There are many community amenities including swimming pools, clubhouses, tennis courts, playgrounds, fitness centers, a banquet center, running trails, parks, and various others. The District also maintains the ponds, stormwater drainage, and the entry areas. There are a total of 6,286 members.

Heritage Harbour South CDD, Bradenton, Florida

Heritage Harbour South CDD is comprised of single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. Overall, there are 1,523 units. The CDD maintains the baseball field and recreation area. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 980.79 acres in Bradenton, Florida.

Venetian CDD, Venice, FL

Venetian CDD commenced operations in September 2002. The Venetian Golf and River Club has 1,377 lots planned primarily for single family residential development as well as a small amount of multi-family development. The River Club recreation area was built in 2004 and includes a clubhouse, kitchen and banquet facilities, fitness center, pool area, tennis courts, as well as other amenities. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 964 acres.

Riverwood CDD, Port Charlotte, FL

Riverwood CDD started development in the mid 1990s and most of the construction was complete over the next decade. The District maintains an amenity campus with a clubhouse/athletic center, pool area, tennis, and shuffleboard courts. The district also owns an off-site Beach Club on Manasota Key in Englewood. The Beach Club was built in 2003 and acquired in 2014. Additionally, the District also maintains the streets, potable water system, re-claimed water system, sewer system (and plant), and stormwater drainage.

Two Creeks CDD, Middleburg, FL

Two Creeks has 624 platted lots planned for single family residential development and encompasses 625 acres. The community was platted in June 2007. Within the district, there is a recreation comprised of a clubhouse, pool area, 2 tennis courts, a basketball court, playgrounds, and a volleyball court. The community also maintains the ponds, stormwater drainage, and the entry areas.



Services


The fee schedule for the current assignment is as follows, please sign below to confirm your acceptance:


Full Reserve Study with Site Inspection (Level-1)	\$3,800
--	----------------

We will provide you with electronic copies of the report. Payment will be due at the first submission of the report. The report will be completed within eight weeks of our firm receiving this engagement letter signed and faxed or emailed to our office.

Thank you again for the opportunity to present our proposal to you.

Sincerely,


 Paul Gallizzi
 Florida General Contractor #CGC-019465
 State-Certified General Appraiser RZ110


 Steven Swartz, RS
 Reserve Specialist Designation No. 214
 State-Certified General Appraiser RZ3479

Accepted by Signature:

Date

Accepted by Printed Name: _____

PREPARED FOR:

Northwood Community

Development District

Reserve Study Proposal

PREPARED BY:

Paul Grifoni, PRA, RS

Engineer
Reserve Specialist, RS
Professional Reserve Analyst, PRA
Licensed Home Inspector

Custom Reserves

5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
www.CustomReserves.com



Northwood Community Development District Reserve Study Proposal

Christina Newsome

District Manager

Northwood Community Development District
Reference #1616

27248 Big Sur Drive
Wesley Chapel, FL 33544

A graphic featuring the text "30+ YEARS OF EXPERIENCE" in a blue, 3D-style font. The "30+" is significantly larger than the rest of the text. The graphic is set against a light blue diamond-shaped background with a white border.

Dear Board of Directors/Supervisors:

Thank you for the opportunity to be of service to your community. Custom Reserve's takes great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

Included in Your Reserve Study:

- **Excellent communication** with our team. Custom Reserve's listen to its clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, Custom Reserve's always listen and hear your concerns.
- **Industry-leading experience** in all varieties of associations, community development districts, cooperatives commercial properties, and more! With over 25 years of experience in the industry, Custom Reserve's take the guess work out of budget season.
- **Timely contract completion** is a must. Custom Reserve's understands how important your receivables can be for budget and community meetings. Custom Reserve's takes great care in saying what it means and meaning what is said when it comes to delivery.
- **Accuracy** in results. The results depicted in a reserve study are only as good as the estimates of useful life, replacement cost and age of the individual components. More experience leads to greater accuracy in our product.
- **Relationship-building** is paramount. A reserve study should be updated periodically to keep up to date with changes in construction costs, inflation and interest rate, and new technology. Custom Reserve's puts our client relationships at the forefront of our core values.

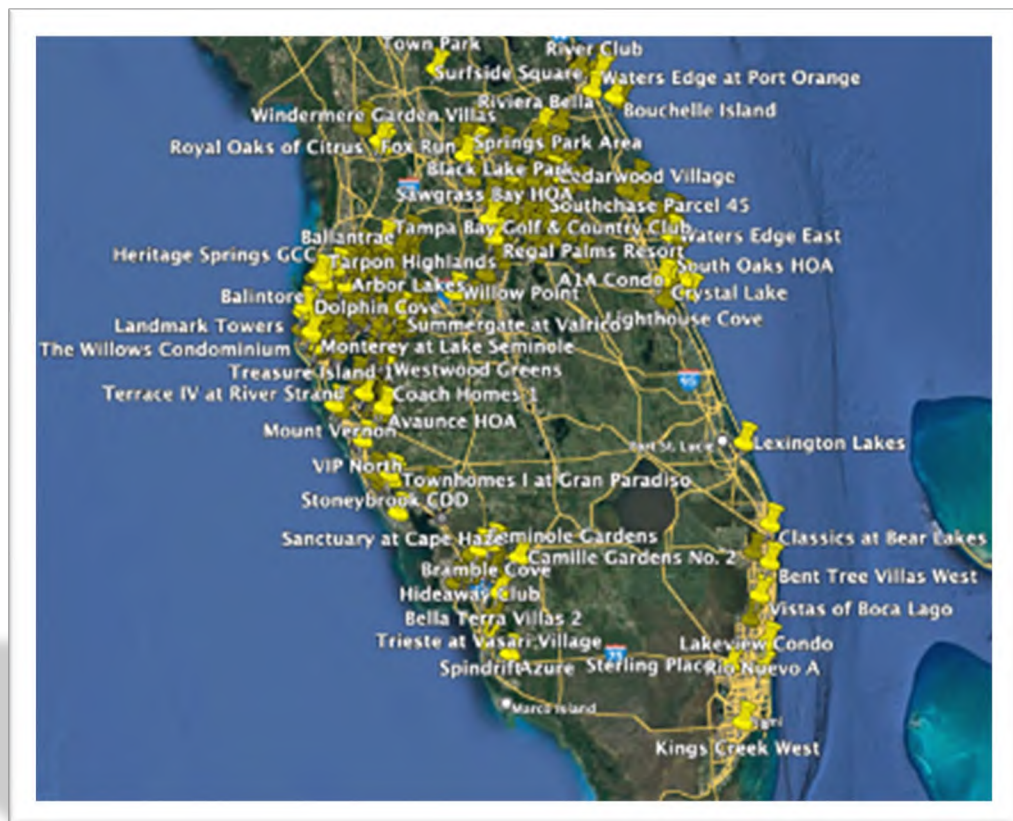
Northwood Community Development District Reserve Study Proposal

Benefits of a Custom Reserves Report

- **Proper and accurate** reserve planning for the future
- **Increased awareness** of upcoming major property repairs and replacements
- **Maximized** property and re-sale values when adequately funded
- **Increased** likelihood of loans being granted by lenders when adequately funded
- **Decreased** stress in knowing that a special assessment is not looming around the corner!



Florida Clients Served



Northwood Community Development District Reserve Study Proposal

Report Content and Data Visualization

CONDITION MODEL				
Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Exterior Building	Chimney Caps, Partial Replacements	5	✓	2027
Exterior Building	Roofs, Aluminum-Coated Shakes (Incl. Soffit and Fascia)	6	✓	2050
Exterior Building	Walls, Siding, Wood, Paint Finishes, Phased	6	✓	2023
Exterior Building	Walls, Siding, Wood, Partial Replacements	6	✓	2023
Property Site	Asphalt Pavement, Crack Repair and Patch	4	✓	
Property Site	Asphalt Pavement, Mill and Overlay, Phased	4	✓	
Property Site	Concrete Streets and Common Flatwork, Partial Replacement	5	✓	
Property Site	Light Fixtures, Bollards (Incl. Pool Area)	6	✓	
Property Site	Pipes, Subsurface Utilities, Partial Replacement	7	✓	
Clubhouse	Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	10	✓	
Clubhouse	Clubhouse, Exterior Renovation	7	✓	
Clubhouse	Clubhouse, HVAC Equipment, Replacement	7	✓	
Clubhouse	Clubhouse, Interior Renovations	6	✓	
Clubhouse	Clubhouse, Parking Area and Pool, Light Poles and Fixtures	7	✓	
Clubhouse	Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	8	✓	2050
Clubhouse	Clubhouse, Windows and Doors	6	✓	2028
Pool	Pool, Bulkhead, Wood, Replacement	3	✗	2024
Pool	Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	4	✓	2028
Pool				
Pool				
Pool				

Easily view components by Condition and Urgency

PROPERTY COMPONENT MODEL			COMMON COMPONENTS (X)		REMAINING COMPONENTS (O)	
COMPONENT	RESERVES	OPERATING	LONG-LIVED	OWNER	OTHER	
Asphalt Pavement, Crack Repair and Patch	X					
Asphalt Pavement, Mill and Overlay, Phased	X					
Chimney Caps, Partial Replacements	X					
Clubhouse, Bicycle Rack		X				
Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	X					
Clubhouse, Exterior Renovation	X					
Clubhouse, HVAC Equipment, Replacement	X					
Clubhouse, Interior Renovations	X					
Clubhouse, Parking Area and Pool, Light Poles and Fixtures	X					
Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	X					
Clubhouse, Windows and Doors	X					
Driveways at Cluster Homes				O		
Streets and Common Flatwork, Partial Replacement	X					
Light Fixtures, Serving Cluster Homes				O		
Pipes, Subsurface Utilities, Serving Cluster Homes				O		
Other Components Less Than \$7,000		X				
Other Components						O
Other Components			X			
Other Components and Associated Components						O
Downspouts, Serving Cluster Homes				O		
System Air Conditioners, Serving Cluster Homes				O		
Irrigation System, Controls		X				
Irrigation System, Pumps		X				
Light Fixtures, Bollards (Incl. Pool Area)	X					
Light Fixtures, Exterior, Serving Cluster Homes		X				
Light Poles and Fixtures at Streets						O
Other Repairs Normally Funded Through the Operating Budget		X				
Pipes, Subsurface Utilities, Partial Replacement	X					
Ponds, Serving Golf Course						O
Pool, Bulkhead, Wood, Replacement	X					
Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	X					
Pool, Fence, Metal, Replacement	X					
Pool, Finishes, Plaster and Tile (Incl. Coping)	X					
Pool, Structure and Deck, Total Replacement	X					
Pool, Trash Receptacles		X				

Easily view components by Funding Source and Responsibility

Northwood Community Development District Reserve Study Proposal

Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over the course of their useful lives.

Scope of Services

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
3. 30-year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenditures and Funding Plan in Excel upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Free unlimited phone and online support.
9. One revision of the study up to the end of the current fiscal year.

Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of relevant experience is included on the last page.



Northwood Community Development District

Reserve Study Proposal

When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves, LLC specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all losses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Northwood Community Development District Reserve Study Proposal

[Click Here](#)

For Sample Report



Components Anticipated to be Included in Your Custom Reserve Study

Component Category	Component Name
Clubhouse	Exterior Renovations HVAC Equipment Interior Renovations Roof Windows and Doors
Pool	Deck Fence Finishes (Plaster and Tile) Furniture Mechanical Equipment Rest Room Renovations
Property Site	Asphalt Parking Area Concrete Flatwork Fences Irrigation System Lighting Guard House Pavers Perimeter Walls Playground Equipment Ponds Storm Water System Signage Recreational Courts

Northwood Community Development District Reserve Study Proposal

REF #: 1616

Confirmation of Services

Fee estimates are based on the components summarized in the previous table. The fee for this Full Reserve Study is **\$3,900.**

Available option below:

 **Reserve Plan Software** **\$750**

Annual subscription for Reserve Plan software allows users to adjust for various scenarios.

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, **please sign and return this page along with a fifty percent (50%) retainer payment.** We will contact you to schedule a site visit and inspection upon receipt of this payment. The remaining balance will be due upon receipt of the report.

This letter sets forth the understanding of the community and serves as confirmation of services provided by Custom Reserves.

Owner reserves the right to reject any and/or all Proposals received, and to rebid if the Owner deems necessary. Owner is not subject to pay any costs incurred by Vendors in the preparation and submission of their Proposals.

Sincerely,



Paul Grifoni, PRA, RS

Engineer
Reserve Specialist
Professional Reserve Analyst
Licensed Insurance Adjuster
Licensed Home Inspector



5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
contact@customreserves.com
www.CustomReserves.com



Accepted By

Title

Date

Northwood Community Development District Reserve Study Proposal

Experience

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

Oak Creek Community Development District is a local unit of special purpose government located within Pasco County, FL established in 2004 and responsible for the common elements shared by 550 homes. The development contains a pool, playground, security system and ponds.

Ballantrae Community Development District is a local unit of special purpose government located within Pasco County, FL established by the county in 2004 and is responsible for the common elements shared by 936 homes. The development contains building, pool and property site components.

Whitlock Homeowners Association is a planned unit development established in 2002, located in Zephyrhills, FL and is responsible for the common elements shared by 222 property owners within 111 buildings. The development contains exterior building and property site components.

Terra Bella Community Development District is a local unit of special purpose government located within Land O' Lakes, Florida and is responsible for the common elements shared by 253 property owners. Terra Bella CDD was built around 2011. The development contains streets, irrigation, pavers, concrete flatwork, retaining walls, signage and a storm water system.

Southshore Falls Homeowners Association is a planned unit development established in 2004 and located in Apollo Beach, FL and is responsible for the common elements shared by 866 homes within 308 Single Family, 58 Quad and 163 Villa buildings. The amenity center includes a 14,000 square foot clubhouse, lagoon-style pool, fitness center, café, tennis and bocce courts.

Harbor Bay Community Development District owns and operates the community areas of Mira Bay in Apollo Beach FL including common areas, recreational facilities, public roadways, storm water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay tennis courts 35,000 linear feet of sea wall, boatlifts.

**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, March 16, 2026, at 6:30 p.m. at the Northwood Clubhouse located at 27248
3 Big Sur Drive, Wesley Chapel, Florida 33544.

4
5 Present and constituting a quorum were:

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

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

- | | | |
|----|-------------------|-------------------|
| 13 | Christina Newsome | District Manager |
| 14 | Tonja Stewart | District Engineer |
| 15 | Jen Lavelle | On-site 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 the*
19 *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 at 6:30 p.m., and a quorum was established.

24
25 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

26 The Pledge of Allegiance was recited.

27
28 **THIRD ORDER OF BUSINESS** **Approval of Agenda**

29 The Board would like this line item removed.

30 **FOURTH ORDER OF BUSINESS** **Audience Comments**

31 There being no audience comments, the next item followed.

32 **FIFTH ORDER OF BUSINESS** **Staff Reports**

33 **A. District Accountant**

- 34 **i. Review of Financial Statements**
- 35 **ii. Consideration of Check Register**

36 The Board discussed the use of a money market, interest-bearing savings account with
37 BankUnited and the potential to move funds. The Board requested clarification as to why the current
38 funds are not generating interest. It was suggested that a portion of the funds be allocated to an interest-
39 bearing account to improve earnings. Discussion of a credit card ensued.

40 **B. Aquatic Weed Control Service Newsletter**

41 **i. Aquatic Weed Control Service Report**

42 The Board was informed of erosion issues at Pond 26, and staff will follow up with the Board. It

43 was noted that the ponds will be certified and that the current issues are related to maintenance rather
44 than repairs. Staff will continue to coordinate and follow up with the Board. Additionally, fish
45 stocking quotes are anticipated for April, depending on pond conditions. Possible concerns regarding
46 illicit dumping were also discussed, and staff will review conditions for aquatic plant issues.

47 **C. Landscape Report**

48 **i. Landscape Grade Sheet**

49 The Board reviewed the OLM Report. The Board discussed the annual flower rotation, including
50 pink, yellow, and white plantings.

51

On MOTION by Mr. Quigley, seconded by Ms. Kilpatrick, with all in favor, the LMP proposal #389726 in the amount of \$3,750 was approved. (5-0)
--

52 The Board considered proposals #390459 and #390458. The Board agreed to approve the
53 proposals, subject to receipt by March 27.

54

On MOTION by Mr. Quigley, seconded by Ms. Kilpatrick, proposals #390459 in the amount of \$3,615.00 and #390458 in the amount of \$1,915.00 were approved, subject to receipt by March 27, with a vote of (3-2).
--

56 **D. OLM Report**
57 The Board discussed the report and the grading of various items contained within the report.

58 **E. District Engineer**

59 Ms. Stewart discussed the installation of fences within CDD easements and determined that it
60 is not recommended. The Board reviewed pressure-washing proposals and requested that a
61 checklist be created to define the scope of work. The item was tabled pending development of
62 the checklist.

63 **F. District Counsel**

64 Mr. Babbar reported to the Board that the survey questions remain unanswered with the
65 surveyor regarding the dead tree located on Coral Springs Drive. The Board requested that
66 District Counsel prepare the appropriate documentation informing the resident and noting that
67 the resident may be responsible for the condition of the tree. The Board further requested that
68 Mr. Babbar coordinate with the vendor and report back to the Board with the results. The Board
69 directed Counsel to provide the proposal with the letter, with a deadline of March 27. The Board
70 agreed to cover the survey costs.

71
72

On MOTION by Mr. Perez, seconded by Ms. Cruz, with all in favor, the Board directed Counsel to draft a letter and send the dead tree proposal to the resident. (5-0)

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G. District Manager

Ms. Newsome advised that the next meeting of the Board of Supervisors will be held on April 20, 2026, at 6:30 p.m. at the Northwood Clubhouse.

H. On-site Manager

Ms. Lavelle provided her report and additional information, including a proposal.

i. Infrastructure Update

The Board requested a yearly breakdown of costs, including invoices, to be provided to the Board. The Board also requested an update on project status, a project schedule and directed staff to coordinate with Celia for additional information. It was noted that the project is currently at a standstill pending resolution of addressing and county-related matters.

SIXTH ORDER OF BUSINESS Business Administration

A. Consideration of Minutes from the Meeting held February 16, 2026

On MOTION by Ms. Cruz, seconded by Mr. Perez, with all in favor, the Minutes of the February 16, 2026, meeting were approved.

SEVENTH ORDER OF BUSINESS Supervisor Requests and Comments

There were no Supervisor requests.

EIGHTH ORDER OF BUSINESS Audience Comments

There being no audience comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

The meeting was adjourned at 9:30 p.m.

Secretary / Assistant Secretary

Chairman / Vice Chairman