



Northwood Community Development District

June 15, 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

Gersson Perez, Chairperson
Mimieaux Kilpatrick, Vice Chairperson
Brian Munari, Assistant Secretary
Barbara Cruz, Assistant Secretary
Brian Quigley, Assistant Secretary

Staff

Christina Newsome & Lee Graffius, 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
Tabitha Blackwelder, District Admin

Meeting Agenda

Monday, June 15, 2026 – 6:30 p.m.

The Regular Meeting of the **Northwood District Community Development District** will be held on **Monday, June 15, 2026, at 6:30 p.m.** at the **Northwood Clubhouse, 27248 Big Sur Drive, Wesley Chapel Fl 33544**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Teams Meeting Information

Meeting ID: 268 143 743 154 57 Passcode: MA7kY7dY

[Join Meeting Now](#)

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. Call to Order and Roll Call
- 2. Public Comments

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. Staff Reports

- A. Aquatic Weed Control Service Report Page 3
- B. Landscape Report
 - i. OLM Report..... Page 17
 - ii. OLM Grade Sheet..... Page 19
- C. District Engineer
- D. District Counsel
- E. District Manager
- F. Infrastructure Update
- G. Onsite Manager
 - i. Manager’s Report..... Page 20

4. Business Items

5. Consent Agenda

- A. Consideration of Minutes from the Meeting held May 18, 2026..... Page 35
- B. Review of Financial Snapshot Page 41
- C. Acceptance of May 2026 Financial Statements..... Page 42
- D. Acceptance of May 2026 Check Register..... Page 65

6. Supervisor Requests

7. Public Comments

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

8. Adjournment

The next meeting is scheduled for Monday, July 20, 2026, at 6:30 p.m.























NORTHWOOD CDD

LANDSCAPE INSPECTION

June 3, 2026

ATTENDING:

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

SCORE: 95%

**NEXT INSPECTION
JULY 8, 2026 AT 8:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Monitor and control discoloration in turf.
2. Control St. Augustine runners in rock beds.

COMMONS

3. Closely monitor Oleander or Caterpillar injury.
4. Ground prune remaining Wax Myrtle stumps along wall fronts.
5. Caryle entrance: Hand prune winter damage on Arboricola Trinette.
6. South Caryle entrance at New Smyrna: Remove Spanish Moss in common area trees.
7. Parkway center median island: Elevate the Maple tree.
8. **Along the inbound turn lane: Edge so the fog line is visible.**
9. **Control turf weeds in the inbound right of way.**
10. Control bed weeds in the center median island.
11. Closely monitor irrigation volumes with increased rain fall.
12. Across the Blvd.: Redistribute mow duff

CALADESI PARK

13. Control turf weeds in mixed turf stand.
14. South end of the basketball court: Control disease in Elaeagnus, drenching with systemic fungicides.

CATEGORY III: IMPROVEMENTS – PRICING

1. Clubhouse entrance: Provide a price to top dress pea gravel.
2. Along Countyline Road: Provide a price to remove the dead Oak behind the monument.
3. Caladesi Park: Provide a price to restore Arboricola Trinette hedgerow.

CATEGORY IV: NOTES TO OWNER

1. I recommend mulching Caladesi Park.

CATEGORY V: NOTES TO CONTRACTOR

1. Rejuvenate prune the pond side Elaeagnus at the north extension of Northwood Palms Blvd.

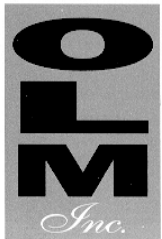
cc: Jen Lavelle northwood.manager@outlook.com
Christina Newsome christina.newsome@inframark.com
Melinda Gallo melinda.gallo@inframark.com
Scott Carlson scott.carlson@juniperlandscaping.com
Alex Figueroa alex.figueroa@juniperlandscaping.com
Matt Gerich matt.gerich@juniperlandscaping.com
Anthony Vega Anthony.Vega@juniperlandscaping.com

NORTHWOOD CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-2.5	Broadleaf at entrance
TURF INSECT/DISEASE CONTROL	10	-2.5	repair area of damage not recovered
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-2.5	Entry monument
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		New color by June 30
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 6-3-26 Score: 95.% *Performance Payment™* 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

Northwood CDD

Manager Report

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

Upcoming Classes:

Core Martial Arts Classes (kids, teens, & adults)
Mondays 5PM - 7 PM ; Thursdays 5PM-8PM

Drama Kids FL
Will be back in the Fall

Into the Light Performing Arts
Summer Private Lessons: Wednesdays 1:30PM-5PM
Summer Camp: June 8-11; June 15-19

Please see:

- **May Calendar, May Sales, May Business Rentals, May Rentals, & May Party Supply Usage Chart** *Note: Each rental fee includes a \$125 cleaning charge. Of that amount, \$100 is paid to the cleaning service, and \$25 is retained by the CDD. For May, the CDD's total earnings from the cleaning portion were \$175. After deducting the May supply expenses of \$21.35, the net amount earned is \$153.65. (Total earnings YTD \$748.69)*
- **Fiscal Year Sales (October 2025-September 2026)**
As of May 31, 2026, Northwood CDD completed 132 transactions, totaling \$25,875.00 in net sales.
- Tentative June Calendar
- Incident Reports
- Reserve Study Progress Chart

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	1	2
	6:30pm - CDD Continued	6:30pm - HOA - DRB	Recycle Day @ Northwood 8am - OLM Inspection 4:30pm - Drama Kids FL	5pm - Martial Arts 8pm - Bible Study Group		Clubhouse Reserved:
3	4	5	6	7	8	9
Cake Decorating	5pm - Martial Arts	Cinco de Mayo	Recycle Day @ Northwood 4:30pm - Drama Kids FL	5pm - Martial Arts 8pm - Bible Study Group		Clubhouse Reserved:
10	11	12	13	14	15	16
Clubhouse Reserved: Mother's Day	5pm - Martial Arts	Pool Cabana Reserved: 12:30pm - Landscape 7pm - HOA Committee	Recycle Day @ Northwood 4:30pm - Drama Kids FL	5pm - Martial Arts 8pm - Bible Study Group		Clubhouse Reserved:
17	18	19	20	21	22	23
Clubhouse Reserved:	6:30pm - CDD Monthly	6:30pm - HOA Monthly	Recycle Day @ Northwood 4:30pm - Drama Kids FL	5pm - Martial Arts 8pm - Bible Study Group		
24	25	26	27	28	29	30
Girl Scouts	CLUBHOUSE CLOSED Memorial Day 5pm - Martial Arts	6:30pm - HOA - DRB	Recycle Day @ Northwood	5pm - Martial Arts 8pm - Bible Study Group	Splash into Summer	Clubhouse Reserved:
31	1	2	3	4	5	6
	5pm - Martial Arts	6:30pm - Barrington HOA	Recycle Day @ Northwood 8am - OLM Inspection	5pm - Martial Arts		Clubhouse Reserved:

Jen Lavelle, Onsite Manager
 Square Transactions: May FY26

Date	Time	Description	Amount
May 5, 2026	10:35 AM	Clubhouse Reserved: May 10, 2026 Non-Resident Rental Fee	\$625.00
May 5, 2026	11:01 AM	Clubhouse Reserved: May 10, 2026 2 Additional Hours	\$50.00
May 5, 2026	11:20 AM	Refund of Security Deposit (Clubhouse) May 2nd Resident Rental	(\$200.00)
May 5, 2026	12:40 PM	Clubhouse Reserved: September 5, 2026 Resident Deposit	\$200.00
May 5, 2026	4:31 PM	Clubhouse Reserved: May 17, 2026 Non-Resident Rental Fee	\$625.00
May 7, 2026	10:01 AM	Clubhouse & Pool Cabana Reserved: June 14, 2026 Resident Rental Fee	\$475.00
May 7, 2026	5:13 PM	Clubhouse Reserved: June 6, 2026 Resident Deposit	\$200.00
May 8, 2026	10:00 AM	Invoice #000041-R-0025: Monthly Subscription Martial Arts	\$300.00
May 10, 2026	12:31 AM	Pool Cabana Reserved: May 12, 2026 Deposit & Rental Fee	\$150.00
May 11, 2026	12:46 PM	Refund of Security Deposit (Clubhouse) May 11 Resident Rental	(\$200.00)
May 11, 2026	12:48 PM	Refund of Cleaning Fee (FY26) 501(C)(3) Resident Rental Canceled Order	(\$125.00)
May 13, 2026	12:53 PM	Clubhouse Reserved: May 31, 2026 Resident Rental Fee	\$325.00
May 13, 2026	3:32 PM	Clubhouse & Pool Cabana Reserved: June 21, 2026 Non-Resident Rental Fee	\$775.00
May 14, 2026	11:11 PM	Clubhouse & Cabana Reserved: June 20, 2026 Resident Deposit	\$200.00
May 15, 2026	1:30 PM	Refund of Security Deposit (Clubhouse) May 31 Canceled Order: Emergency	(\$200.00)

Jen Lavelle, Onsite Manager
 Square Transactions: May FY26

May 15, 2026	1:30 PM	Refund of Cleaning Fee (FY26), Northwood Clubhouse Rental May 31 Canceled Order: Emergency	(\$325.00)
May 15, 2026	1:39 PM	Clubhouse Reserved: May 30, 2026 Resident Rental Fee	\$375.00
May 18, 2026	6:37 PM	Refund for #FeQ5 May 12 Pool Cabana <i>*Withheld \$50 for new amenity card*</i>	(\$50.00)
May 18, 2026	8:25 PM	Refund of Non-Resident Security Deposit May 17 Rental	(\$500.00)
May 20, 2026	1:27 PM	Refund of Non-Resident Security Deposit May 10 Rental	(\$500.00)
May 29, 2026	10:08 PM	Clubhouse Reserved 8hrs: June 6, 2026 Resident Rental Fee + 2hrs Rental Time	\$375.00

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

May FY26

CLUBHOUSE BUSINESS RENTALS

NAME	RENTAL DATE	TIME	PAID
Magnolia Creek Bakery	5/3	11AM-7PM	YES
Core Martial Arts	5/4	5PM-7PM	YES
Drama Kidz FL	5/6	5PM-9PM	YES
Core Martial Arts	5/7	5PM-8PM	YES
Core Martial Arts	5/11	5PM-7PM	YES
Drama Kidz FL	5/13	5PM-9PM	YES
Core Martial Arts	5/14	5PM-8PM	YES
Into the Light Performing Arts	5/19	1:30PM-4PM	YES
Core Martial Arts	5/21	5PM-8PM	YES
Girl Scouts	5/24	2PM-5PM	N/A 501(C)(3)
Into the Light Performing Arts	5/27	2:30PM-4PM	YES
Core Martial Arts	5/28	5PM-8PM	YES

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

May FY26

RENTALS

NAME	PHONE	RESIDENT	RENTAL DATE	TIME	PAID
Kristy	██████████	YES	5/2 Clubhouse	11AM-5PM	YES
Paola	██████████	YES	5/9 Clubhouse	5PM-11PM	YES
Hiba	██████████	NO	5/10 Clubhouse	12:30PM-8:30PM	YES
Xiomaris	██████████	NO	5/16 Clubhouse (original date 8/9/2025)	4PM-10PM	YES
Sabah	██████████	NO	5/17 Clubhouse	11AM-5PM	YES
Splash into Summer		HOA EVENT	5/29 Pool Cabana	5PM-8PM	N/A
Nicole	██████████	YES	5/30 Clubhouse	2PM-10PM	YES Deposit Withheld

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

Usage Chart

Item	May 2	May 9	May 10	May 16	May 17	May 30	Total Used
Paper Towels	2	3	1	2	1	2	11 rolls
Toilet Paper	1	2	1	3	2	1	10 rolls
Sponges	1	1	1	1	1	1	6 sponges
Sanitary Strips	2	2	2	2	2	2	12 strips

Cost Summary Chart

Item	Total Used	Cost per Unit	Total Cost
Paper Towels Brand: POM Paper Towels	11 rolls	\$1.19	\$13.09
Toilet Paper Brand: Member's Mark Ultra Premium	10 rolls	\$0.55	\$5.50
Sponges	6 sponges	\$0.42	\$2.52
Sanitary Strips	12 strips	\$0.02	\$0.24

✓ Total Spent:

$\$13.09 + \$5.50 + \$2.52 + \$0.24 = \$21.35$ total

Sun	Mon	Tue	Wed	Thu	Fri	Sat
31 5pm - Martial Arts	1 6:30pm - Barrington HOA	2 Recycle Day @ Northwood 8am - OLM Inspection	3 5pm - Martial Arts	4 Clubhouse Reserved:	5	6
7 Clubhouse & Pool	8 Into the Light Camp 5pm - Martial Arts	9 12:30pm - Landscape 7pm - HOA Committee	10 Recycle Day @ Northwood	11 5pm - Martial Arts	12 Clubhouse Reserved: Tim	13
14 Clubhouse & Pool Cabana Flag Day	15 Into the Light Camp 5pm - Martial Arts 6:30pm - CDD Monthly	16 6:30pm - HOA Monthly	17 Recycle Day @ Northwood	18 5pm - Martial Arts	19 Juneteenth	20 Clubhouse & Pool Cabana
21 Clubhouse & Cabana Father's Day	22 5pm - Martial Arts	23 6:30pm - HOA - DRB	24 Recycle Day @ Northwood	25 5pm - Martial Arts	26 1:30pm - Infrastructure ?	27 Clubhouse Reserved:
28 Clubhouse Reserved:	29 5pm - Martial Arts	30	1 Recycle Day @ Northwood 8am - OLM Inspection	2 5pm - Martial Arts	3 Independence Day	4 CLOSED Independence Day

Incident Report

Date: May 9, 2026

Time: During On-Call Party Monitoring

While on call for a scheduled Saturday party rental, I conducted routine camera monitoring of the recreation area and observed several juveniles riding scooters and bicycles within the court area. I also observed the individuals throwing rocks and using rocks to draw on the sidewalks and court surfaces.

Due to the inappropriate and potentially damaging behavior, I immediately drove to the Recreation Center to address the situation in person. Upon arrival, I spoke with the juveniles involved and requested their addresses for documentation purposes. The information was documented so the Board may review the matter and determine whether further action is necessary.

The juveniles were instructed to stop the behavior and vacate the area. Continued monitoring of the recreation facilities will remain in place to help prevent damage and ensure compliance with community rules.

I also contacted the Pasco County Sheriff's Office and notified the Board Chair regarding the incident. A police report was filed, and the family involved has been formally trespassed from the property.

Reported by: Jen Lavelle, Onsite Manager

Incident Report
Asphalt Issue
Date: May 9, 2026

While onsite at the clubhouse regarding the trespass incident, the irrigation system activated. It was observed that a significant amount of water was flowing down the parking lot from the middle of one of the parking spaces. As the irrigation continued to run, the asphalt began bubbling and became soft and squishy, similar to a waterbed effect.

I immediately contacted Pasco Utilities and reported the incident to Jupiter. Kevin from Jupiter arrived onsite to inspect the issue further. After his inspection, he advised that water was running between the old asphalt and the new asphalt surface.

Kevin advised that he will prepare a report documenting his findings. He also stated that he and a technician will return on Monday to create a hole in the asphalt as a temporary solution to relieve the water pressure beneath the surface. This temporary measure will allow the irrigation system to continue operating so that the annual flowers are not lost while a more permanent solution is evaluated.

Reported by: Jen Lavelle, Onsite Manager

Incident Report

Date: May 26, 2026

Location: Court Area Fence Line

While onsite, children were observed jumping on and climbing the broken green fence located between the court areas. This activity created a potential safety concern and could have caused damage to community property.

A short video recording of the incident was obtained for documentation purposes. The parent/guardian of the children involved was contacted regarding the matter. The parent advised that the children have been disciplined and are currently grounded as a result of the incident.

The situation was addressed at the time of reporting. Continued monitoring of the area will take place to help prevent future occurrences.

Reported by: Jen Lavelle, Onsite Manager

Incident Report

Date: May 27, 2026

Location: Parking Lot

A black Toyota Avalon was observed parked in the community parking lot for an extended period of time. Vehicle information and condition were documented, and photos were taken for recordkeeping purposes.

Atlas Towing was contacted regarding the vehicle in accordance with community parking enforcement procedures. Atlas Towing advised that a tow truck was dispatched to the property to remove the vehicle.

The incident was documented internally, and the vehicle remains under observation pending final resolution.

Reported by: Jen Lavelle, Onsite Manager

Jen Lavelle, Onsite Manager
 Northwood CDD Reserve Study
 Projected Reserve Items 2023-2028

Year	Projected Reserve Item	Estimated Cost	Status / Notes
2023	Asphalt paved parking areas mill and overlay	\$18,511	<i>Completed in May 2024: paved and striped, but seal still pending</i>
2023	Pool resurface	\$51,229	<i>Completed in February 2023</i>
2023	Pool tile replacement	\$6,682	<i>Completed in February 2023</i>
2023	HVAC system replacement clubhouse	\$8,340	<i>HVAC system replaced in May 2024</i>
2023	HVAC system replacement clubhouse	\$4,448	<i>HVAC system replaced in May 2024</i>
2023	Basketball court lighting replacement	\$6,997	<i>Completed in April 2023</i>
2023	Pool furniture refurbishment	\$3,718.25	<i>Refurbished in March 2023</i>
2025	Playground common area lights replacement	\$1,166	

Jen Lavelle, Onsite Manager
 Northwood CDD Reserve Study
 Projected Reserve Items 2023-2028

2026	Pool furniture replacement	\$22,842	
2026	Playground bathroom refurbish	\$5,225	
2027	Poolhouse windows replacement	\$4,816	
2027	Poolhouse exterior doors replacement	\$6,880	
2027	Pool equipment pumps and filters system replacement	\$13,454	
2027	Masonry wall painting and repairs Northwood Blvd perimeter wall	\$32,899	
2027	Clubhouse and pool house gutters replacement	\$6,589	
2027	Tennis court resurface	\$17,806	
2028	Clubhouse exterior painting	\$6,511	
2028	Poolhouse exterior painting & waterproofing	\$5,773	

Jen Lavelle, Onsite Manager
 Northwood CDD Reserve Study
 Projected Reserve Items 2023-2028

2028	Pole lighting replacement clubhouse landscape	\$3,758	
2028	Pond maintenance and repair allowance	\$180,543	<i>Major reserve item</i>
2028	Pond pumps and fountains replacement allowance	\$16,284	
2028	Irrigation system equipment replacement allowance	\$14,092	
2028	Entrance and monuments refurbishment Cycle 1	\$78,288	<i>Major reserve item</i>

Source: Northwood CDD Reserve Study Annual Expenses and Reserve Item Listing.
 View the Reserve Study here: <https://www.northwoodcdd.com/documents>

**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, May 18, 2026, at 6:30 p.m. at the Northwood Clubhouse located at 27248 Big
3 Sur Drive, Wesley Chapel, Florida 33544.

4
5 Present and constituting a quorum were:

- | | | |
|----|---------------------|---------------------|
| 6 | Gersson Perez | Chairperson |
| 7 | Mimieaux Kilpatrick | Vice Chairperson |
| 8 | Barbara Cruz | Assistant Secretary |
| 9 | Brian Munari | Assistant Secretary |
| 10 | Brian Quigley | Assistant Secretary |

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

- | | | |
|----|--------------------------------------|---------------------------------------|
| 13 | Christina Newsome | District Manager, Inframark |
| 14 | Lee Graffius | District Manager, Inframark |
| 15 | Aleks Solano | Aquatic Weed Control |
| 16 | Kevin Pajala | Juniper Landscape |
| 17 | Kathryn Hopkinson | District Counsel (<i>Via Phone</i>) |
| 18 | Tonja Stewart | District Engineer |
| 19 | Jen Lavelle | On-site Manager |
| 20 | Residents and Members of the Public. | |

21
22 *This is not a certified or verbatim transcript but rather represents the context and summary of*
23 *the meeting. The full meeting is available in audio format upon request. Contact the District*
24 *Office for any related costs for an audio copy.*

25
26 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

27 Ms. Newsome called the meeting to order at 6:30 p.m., and a quorum was established.
28

29 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

30 The pledge of allegiance was said.
31

32 **THIRD ORDER OF BUSINESS** **Public Comments**

33 David Randle stated that the letter sent by CDD doesn't meet requirements and requested that
34 Ms. Hopkins address the issue.
35

Mr. Quigley made a MOTION to appoint Mr. Perez to be the liaison for the encroachment issue for Counsel and Staff.
Ms. Kilpatrick seconded the motion.

36

Upon VOICE VOTE, with Mr. Quigley, Mr. Perez, and Ms. Kilpatrick voting for and Ms. Cruz and Mr. Munari voting against, the motion was approved (by a margin of 3-2) to appoint Mr. Perez to be the liaison for the encroachment issue for Counsel and Staff.

37

38 A resident inquired regarding the incident from Saturday night.

39

40 **FOURTH ORDER OF BUSINESS** **Staff Reports**41 **A. Aquatic Weed Control Service Report**

42 The Board reviewed the aquatics report along with proposals provided in the On-site Manager's report
 43 on pages 52 and 54 of the agenda. Discussion ensued. The Board inquired whether the county supplies
 44 fish free of charge for retention ponds. It was stated that Hillsborough County has been known to do
 45 so. Ms. Stewart will check into this matter. Ms. Lavelle will follow up.

46

47 **B. Landscape Report**

48 The Board reviewed the landscape report. Discussion ensued. It was stated that standing water was
 49 causing fungus. Aleks will provide additional information on this topic, and Ms. Lavelle will follow
 50 up.

51

52 **i. OLM Report**

53 The Board reviewed the OLM Report and had no questions.

54

55 **ii. OLM Grade Sheet**

56 The Board reviewed the OLM Grade Sheet and requested additional quotes for hedgerow along
 57 Caladesi. It was noted that the overhanging tree limbs have been addressed.

58

59 **iii. Juniper Irrigation Report**

60 The Board reviewed the Juniper Irrigation Report.

61 The original vendor has been contacted regarding the bubbling in the parking lot.

62

63

64

65

66 **iv. Consideration of Fountain Kings Proposals #0782 & 0783**

67

Mr. Quigley made a MOTION to approve the Fountain Kings Proposal #0782 in the amount of \$7,319.74.
Ms. Kilpatrick seconded the motion.

68

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0) to approve the Fountain Kings Proposal #0782 in the amount of \$7,319.74.

69

Mr. Quigley made a MOTION to approve the Fountain Kings Proposal #0783 in the amount of \$370.00.
Mr. Perez seconded the motion.

70

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0) to approve the Fountain Kings Proposal #0783 in the amount of \$370.00.

71

72 **v. Consideration of Fountain Kings Maintenance Contract**

Mr. Quigley made a MOTION to approve the Fountain Kings Maintenance Contract, revised to two visits annually, with a not-to-exceed amount of \$750.00.
Ms. Kilpatrick seconded the motion.

73

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0) to approve the Fountain Kings Maintenance Contract, revised to two visits annually, with a not-to-exceed amount of \$750.00.

74

75 **C. District Engineer**

76 Ms. Stewart presented her report to the Board. Discussion ensued.

77

78 **D. District Counsel**

79 Ms. Hopkinson discussed the letter to homeowner regarding fixing or replacing a tree on the
80 property within 30 days from the approved list.

81 Discussion ensued regarding Board members voting on items and only having members that are
82 physically present vote and get paid for participation in the meeting. Board members would still be
83 able to discuss items via conference call.

Mr. Quigley made a MOTION for all Board Members to be physically present at meetings to be able to vote on agenda items and receive payment but can discuss provision of one phone conference call per 12-month period.
Mr. Perez seconded the motion.

84

Upon VOICE VOTE, with Mr. Quigley, Mr. Perez, and Ms. Kilpatrick voting for and Ms. Cruz and Mr. Munari voting against, the motion was approved (by a margin of 3-2) for all Board members to be physically present at meetings to vote on agenda items and receive payment, but they may participate in discussion by phone conference call once per 12-month period.

85

86 **E. District Manager**

87 Ms. Newsome announced the next meeting is scheduled for June 15, 2026, at 6:30 p.m.

88

89 **i. Registered Voters Count (1,221)**

90 Ms. Newsome announced that the registered voters count for the District was 1,221. The Board
91 had no questions.

92

93 **F. Infrastructure Update**

94 Mr. Perez presented his report to the Board.

95

96 **G. On-site Manager**

97 Ms. Lavelle presented her report to the Board and answered their questions.

98

99 **i. Manager's Report**

100 The Board requested a demand letter be sent to the resident and Invitation Homes informing them
101 of current damage. An hour of attorney time needs to be added.

102

103 **ii. Reserve Study**

104 The Board reviewed the Reserve Study.

105

106 **iii. Pasco County Parking Permit Instructions**

107 The Board requested that Roam Towing Agreement be added to the June 15, 2026, agenda.

108

109 **FIFTH ORDER OF BUSINESS** **Business Items**

110 **A. Consideration of Resolution 2026-04; Approving FY2026-2027 Proposed Budget and**
111 **Setting Public Hearing**

112

Mr. Quigley made a MOTION to adopt Resolution 2026-04; Approving Proposed Budget and Setting a Public Hearing.
Ms. Kilpatrick seconded the motion.

113

Upon VOICE VOTE, with Mr. Quigley, Mr. Perez, Ms. Cruz, and Ms. Kilpatrick voting for and Mr. Munari voting against, the motion was approved (by a margin of 4-1) to adopt Resolution 2026-04; Approving Proposed Budget and Setting a Public Hearing.

114

115 **i. Exhibit A – FY2026-2027 Proposed Budget First Draft (Under Separate Cover)**

Mr. Quigley made a MOTION to change payroll company with a contract.
Ms. Kilpatrick seconded the motion.

116

Upon VOICE VOTE, with Mr. Quigley, Mr. Perez, Mr. Munari, and Ms. Kilpatrick voting for and Ms. Cruz voting against, the motion was approved (by a margin of 4-1) to change the payroll company with a contract.

117

118 **B. Payroll Company Change**

119 Discussion ensued regarding the payroll company change. It was noted that costs would come
120 down if a contract is signed.

121

122 **C. Acceptance of the FY2025 Audit Final Report**

123 The Board reviewed and acknowledged the FY2025 Audit Final Report.

124

125 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

126 **A. Consideration of Minutes from the Meeting held April 20, 2026**

127

128

129

130 **B. Consideration of Minutes from the Continued Meeting held April 27, 2026**

Mr. Quigley made a MOTION to approve the meeting minutes from April 20, 2026, and the continued meeting minutes from April 27, 2026.
Mr. Perez seconded the motion.

131
Upon VOICE VOTE, with Mr. Quigley, Mr. Perez, Mr. Munari, and Ms. Kilpatrick voting for and Ms. Cruz abstaining, the motion was approved (by a margin of 4-1) to approve the meeting minutes from April 20, 2026, and the continued meeting minutes from April 27, 2026.

132
133 **C. Acceptance of April 2026 Financial Statements**

134 The Board reviewed the April 2026 Financial Statements and requested that a representative
135 from Inframark or Grau be present at the next meeting to give a report of good standing on the
136 financials.

137
138 **D. Acceptance of April 2026 Check Register**

139 The Board reviewed the April 2026 Check Register and had no questions.

140
141 **SIXTH ORDER OF BUSINESS** **Supervisor Requests and Comments**

142 Ms. Kilpatrick requested the columns for the reserve study and special events be reduced to
143 \$5,000. Mr. Perez mentioned permanent lighting to the clubhouse being done with the funds.

144
145 **SEVENTH ORDER OF BUSINESS** **Public Comments**

146 Resident asked about old vendor and asked why the leak wasn't sealed.

147 Resident inquired regarding bonds and payments.

148
149 **EIGHTH ORDER OF BUSINESS** **Adjournment**

150
On MOTION by Mr. Quigley, seconded by Mr. Perez, with all in favor, the meeting was adjourned at 9:26 p.m.

151
152
153
154
155 _____
Secretary / Assistant Secretary Chairman / Vice Chairman

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 05, 2026

- **Current Cash Balances:**
 - Bank United Operating: \$164,703.13
 - BankUnited MM: \$336,676.83
 - Valley National Reserve: \$211,969.26
 - SBA Account: \$315,599.50
- **Assessment collections:**
 - We are 99.3% collected on the tax roll.
- **Audit – FY 2025:**
 - The FY 2025 audit was completed on May 08, 2026.
- **Expenses:**
 - Current expenses make up 66% of the annual budget through the end of May 2026.
 - Total expenses for the first 8 months are \$557,184. This puts your average monthly burn rate of approximately \$69,648 per month.
 - May financials will be distributed to the board by June 9th.

*Northwood
Community
Development
District*

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FIXED ASSETS FUND	TOTAL
ASSETS			
Cash In Bank	\$ 211,969	\$ -	\$ 211,969
Cash In Bank	180,208	-	180,208
Accounts Receivable - Other	5,031	-	5,031
Investments:			
Money Market Account	336,677	-	336,677
SBA Account	315,600	-	315,600
Prepaid Items	14,466	-	14,466
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	\$ 1,065,851	\$ 8,386,926	\$ 9,452,777
LIABILITIES			
Accounts Payable	\$ 7,855	\$ -	\$ 7,855
Accrued Expenses	1,684	-	1,684
Refundable Deposits	550	-	550
TOTAL LIABILITIES	10,089	-	10,089
FUND BALANCES			
Nonspendable:			
Prepaid Items	14,466	-	14,466
Unassigned:	1,041,296	8,386,926	9,428,222
TOTAL FUND BALANCES	1,055,762	8,386,926	9,442,688
TOTAL LIABILITIES & FUND BALANCES	\$ 1,065,851	\$ 8,386,926	\$ 9,452,777

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ 22,101	\$ 7,101	147.34%
Room Rentals	20,000	-	(20,000)	0.00%
Interest - Tax Collector	-	731	731	0.00%
Special Assmnts- Tax Collector	810,512	805,088	(5,424)	99.33%
Other Miscellaneous Revenues	-	8,079	8,079	0.00%
TOTAL REVENUES	845,512	835,999	(9,513)	98.87%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	14,000	7,800	6,200	55.71%
District Counsel	10,000	3,945	6,055	39.45%
District Engineer	10,000	8,037	1,963	80.37%
District Manager	66,950	45,595	21,355	68.10%
Auditing Services	6,000	7,600	(1,600)	126.67%
Onsite Staff	83,000	59,568	23,432	71.77%
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	93	1,907	4.65%
Dues, Licenses, Subscriptions	3,000	1,643	1,357	54.77%
Total Administration	222,514	160,237	62,277	72.01%
<u>Utility Services</u>				
Amenity Internet	9,980	5,932	4,048	59.44%
Water/Waste	8,200	3,985	4,215	48.60%
Utility - Electric	112,730	71,236	41,494	63.19%
Total Utility Services	130,910	81,153	49,757	61.99%
<u>Other Physical Environment</u>				
Contracts-Landscape Consultant	4,680	3,120	1,560	66.67%
Contracts - Landscape	80,336	50,871	29,465	63.32%
Stormwater Assessment	20,000	-	20,000	0.00%
R&M-Other Landscape	2,000	3,156	(1,156)	157.80%
Aquatic Maintenance	21,722	13,472	8,250	62.02%
R&M-Tree Trimming	10,000	4,120	5,880	41.20%
Irrigation Maintenance	3,000	8,094	(5,094)	269.80%
Reserve - Undesignated	97,500	12,976	84,524	13.31%
Total Other Physical Environment	239,238	95,809	143,429	40.05%

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	43,733	(43,133)	7288.83%
Misc-Contingency	600	49	551	8.17%
Infrastructure	600	5,136	(4,536)	856.00%
Total Capital Expenditures & Projects	3,000	48,918	(45,918)	1630.60%
<u>Parks and Recreation</u>				
Security Patrol Services	22,500	26,700	(4,200)	118.67%
Pest Control	1,100	604	496	54.91%
Janitorial Cleaning	5,000	2,700	2,300	54.00%
R&M-Clubhouse	3,000	509	2,491	16.97%
R&M-Pools	10,000	17,157	(7,157)	171.57%
Pool Furniture repair & replacement	4,000	-	4,000	0.00%
Recreation / Park Facility Maintenance	2,000	69	1,931	3.45%
Security System Monitoring & Maint.	10,000	8,589	1,411	85.89%
Pavement/Signage/Wall Repairs	2,500	-	2,500	0.00%
Garbage Collection	162,750	106,493	56,257	65.43%
Event Planning	7,000	-	7,000	0.00%
Special Events	15,000	4,500	10,500	30.00%
Community Enhancement Projects	3,000	-	3,000	0.00%
Op Supplies - Clubhouse	2,000	3,746	(1,746)	187.30%
Total Parks and Recreation	249,850	171,067	78,783	68.47%
TOTAL EXPENDITURES	845,512	557,184	288,328	65.90%
Excess (deficiency) of revenues				
Over (under) expenditures	-	278,815	278,815	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		776,947		
FUND BALANCE, ENDING		\$ 1,055,762		

Bank Account Statement

Northwood CDD

Bank Account No. 4197

Statement No. 05-26

Statement Date 05/31/2026

G/L Account No. 101005 Balance	180,207.75	Statement Balance	200,801.46
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	180,207.75	Subtotal	200,801.46
Negative Adjustments	0.00	Outstanding Checks	-20,593.71
Ending G/L Balance	180,207.75	Ending Balance	180,207.75

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/06/2026		JE001166		Transfer to Cover O&M	125,000.00	125,000.00	0.00
05/12/2026		JE001195		Transfer for O&M Expenses	100,000.00	100,000.00	0.00
05/12/2026		JE001199	Special Assmnts- Tax Collector	Tax Revenue	4,407.72	4,407.72	0.00
05/01/2026		JE001201	Prepaid Items	REV PREPAID	40,211.15	40,211.15	0.00
05/01/2026		JE001209	Garbage Collection	WASTE CONNECTIONS-	13,544.30	13,544.30	0.00
Total Deposits					283,163.17	283,163.17	0.00
Checks							
							0.00
03/25/2026	Payment	300100	WASTE CONNECTIONS	Inv: 8769288W425-ACH	-13,398.00	-13,398.00	0.00
04/08/2026	Payment	100131	ALYSSA MARTIN, HELPING HANDS 813	Inv: 3, Inv: 5, Inv: 6	-300.00	-300.00	0.00
04/30/2026		JE001188	Prepaid Items	APRIL ACH	-40,211.15	-40,211.15	0.00
04/27/2026	Payment	100144	STRALEY ROBIN VERICKER	Inv: 28152	-920.50	-920.50	0.00
04/27/2026	Payment	100145	FRANCISCO M MONSERRATE	Inv: 041426-	-300.00	-300.00	0.00
05/01/2026	Payment	100146	OLM, INC.	Inv: 47112	-390.00	-390.00	0.00
05/01/2026	Payment	100147	GPS POOLS	Inv: DR STENNER, Inv:	-1,121.23	-1,121.23	0.00
05/01/2026	Payment	100148	FRANCISCO M MONSERRATE	Inv: 041026-Monserrate, Inv: 040926-Monserrate, In	-1,200.00	-1,200.00	0.00
05/01/2026	Payment	100149	FL DEPT OF HEALTH IN PASCO COUNTY	Inv: 51-BID-8200827	-280.00	-280.00	0.00
05/01/2026	Payment	100150	INFRAMARK LLC	Inv: 177157	-67.92	-67.92	0.00
05/01/2026	Payment	100151	NORTHWOOD OF PASCO	Inv: Easter2026	-2,500.00	-2,500.00	0.00
05/08/2026	Payment	100152	ADT SECURITY SERVICES	Inv: 042226-3626	-62.95	-62.95	0.00
05/08/2026	Payment	100153	INFRAMARK LLC JOHNSON	Inv: 178466	-5,579.17	-5,579.17	0.00
05/08/2026	Payment	100154	CONTROLS SECURITY	Inv: 42331822	-1,766.81	-1,766.81	0.00

Bank Account Statement

Northwood CDD

Bank Account No. 4197

Statement No. 05-26

Statement Date

05/31/2026

Date	Type	Account No.	Description	Inv:	Debit	Credit	Balance
05/08/2026	Payment	100155	ALYSSA MARTIN, HELPING HANDS 813	Inv: 8, Inv: 9, Inv: 10	-300.00		0.00
05/08/2026	Payment	100156	STANTEC CONSULTING	Inv: 2558512	-1,638.50		0.00
05/08/2026	Payment	100157	JAMES E. LA ROSE JR. 181	Inv: 040126, Inv: 040826, Inv: 041526, Inv: 042826	-1,200.00		0.00
05/08/2026	Payment	100158	JUNIPER LANDSCAPING OF FLORIDA LLC	Inv: 394397, Inv: 396013	-6,474.10		0.00
05/08/2026	Payment	100159	OLM, INC.	Inv: 47286	-390.00		0.00
05/08/2026	Payment	100160	GPS POOLS	Inv: MAY-2026	-1,000.00		0.00
05/08/2026	Payment	100161	BIG DOG SERVICES LLC	Inv: 050126-	-150.00		0.00
04/20/2026	Payment	300110A	WASTE CONNECTIONS	Inv: 2170141W426-ACH	-146.30		0.00
05/01/2026	Payment	300114	DECISIONHR IX FRONTIER	Inv: 260056230009	-3,423.96		0.00
05/07/2026	Payment	300115	COMMUNICATION S	Inv: 041326-08-5-ACH	-186.45		0.00
05/07/2026	Payment	300116	FRONTIER COMMUNICATION S	Inv: 042626-23-5	-528.50		0.00
05/08/2026	Payment	300117	ADP INC	Inv: 050126-1870-ACH	-23.00		0.00
05/15/2026	Payment	300118	DECISIONHR IX	Inv: 260056230010-ACH	-3,162.59		0.00
05/20/2026	Payment	300119	TAMPA ELECTRIC COM	Inv: 050626-0001-ACH	-8,608.79		0.00
05/28/2026	Payment	100162	JUNIPER LANDSCAPING OF FLORIDA LLC	Inv: 390359	-6,386.38		0.00
05/28/2026	Payment	100163	TRULY NOLEN OF AMERICA INC	Inv: 590311943, Inv: 590312076-	-190.00		0.00
05/28/2026	Payment	100166	INFRAMARK LLC	Inv: 179204	-112.94		0.00
05/21/2026		JE001196	Supervisor Fees	Supervisor Fees	-800.00		0.00
05/29/2026		JE001197	Onsite Staff	Paychex Payroll	-3,561.39		0.00
05/31/2026		JE001208	Prepaid Items	PREPAYMENTS MAY 2026	-14,465.77		0.00
Total Checks					-120,846.40	-120,846.40	0.00

Adjustments

Total Adjustments

Outstanding Checks

03/20/2026	Payment	300101	DECISIONHR IX	Inv: 260056230006-ACH			-3,174.77
04/13/2026	Payment	300104	ADT SECURITY SERVICES	Inv: 032226-3626-ACH			-416.44
04/24/2026	Payment	300109A	WASTE CONNECTIONS	Inv: 8823358W425-ACH			-13,398.00
05/28/2026	Payment	100164	STRALEY ROBIN VERICKER	Inv: 28449			-2,104.50
05/28/2026	Payment	100165	FRANCISCO M MONSERRATE	Inv: 050726-, Inv: 050826-, Inv: 051326-, Inv: 051526-, I			-1,500.00

Total Outstanding Checks

-20,593.71

Outstanding Deposits

Bank Account Statement

Northwood CDD

Bank Account No. 4615
Statement No. 05-26

Statement Date 05/31/2026

G/L Account No. 101004 Balance	211,969.26	Statement Balance	211,969.26
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	211,969.26	Subtotal	211,969.26
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	211,969.26	Ending Balance	211,969.26

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/31/2026		JE001211	Interest - Investments	Interest Earned	628.24	628.24	0.00
Total Deposits					628.24	628.24	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							



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


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>002387 6870109 0001 008229 10Z
 NORTHWOOD CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607


Statement Date: May 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 04/30/2026			\$38,484.69
Plus	4	Deposits and Other Credits	\$229,407.72
Less	37	Withdrawals, Checks, and Other Debits	\$67,090.95
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 05/31/2026			\$200,801.46

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
05/01/2026	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,423.96		\$35,060.73
05/04/2026	AVIDPAY SERVICE AVIDPAY CK100150 NORTHWOOD CDD	\$67.92		\$34,992.81
05/04/2026	AVIDPAY SERVICE AVIDPAY CK100147 NORTHWOOD CDD	\$1,121.23		\$33,871.58
05/05/2026	CHECK #100131	\$300.00		\$33,571.58

BankUnited, N.A.

Statement Date: May 31, 2026

Account Number: *****4197

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
05/05/2026	CHECK #100144	\$920.50		\$32,651.08
05/06/2026	WEB TFR FR 009856244139 120913000267 WEB RF#120913000267		\$125,000.00	\$157,651.08
05/06/2026	CHECK #100145	\$300.00		\$157,351.08
05/08/2026	ADP PAYROLL FEES ADP FEES 575076358456 720089941INFRAMARK, LL	\$23.00		\$157,328.08
05/08/2026	FRONTIER COMMUNI BILL PAY 10554110161 NORTHWOODCDD NORTHWOOD	\$186.45		\$157,141.63
05/11/2026	CHECK #100151	\$2,500.00		\$154,641.63
05/11/2026	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$122.21		\$154,519.42
05/11/2026	AVIDPAY SERVICE AVIDPAY CK100153 NORTHWOOD CDD	\$5,579.17		\$148,940.25
05/11/2026	AVIDPAY SERVICE AVIDPAY CK100158 NORTHWOOD CDD	\$6,474.10		\$142,466.15
05/11/2026	AVIDPAY SERVICE AVIDPAY CK100160 NORTHWOOD CDD	\$1,000.00		\$141,466.15
05/12/2026	WEB TFR FR 009856244139 122026000870 WEB RF#122026000870		\$100,000.00	\$241,466.15
05/12/2026	PASCOTAX TAX ACC 00000000024406 NORTHWOOD CDD		\$4,052.82	\$245,518.97
05/12/2026	PASCOTAX TAX ACC 00000000024406 NORTHWOOD CDD		\$354.90	\$245,873.87
05/12/2026	CHECK #100148	\$1,200.00		\$244,673.87
05/15/2026	DECISION HR USA PAYROLL 5623 Northwood Community De	\$3,162.59		\$241,511.28
05/18/2026	CHECK #100156	\$1,638.50		\$239,872.78
05/18/2026	CHECK #100157	\$1,200.00		\$238,672.78
05/19/2026	CHECK #100154	\$1,766.81		\$236,905.97
05/19/2026	CHECK #100155	\$300.00		\$236,605.97



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

Statement Date: May 31, 2026

Account Number: *****4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
05/19/2026	CHECK #100161	\$150.00		\$236,455.97
05/20/2026	CHECK #100149	\$280.00		\$236,175.97
05/21/2026	FRONTIER COMMUNI BILL PAY 10591905961 BANKUNITED NORTHWOOD C	\$528.50		\$235,647.47
05/21/2026	ADP WAGE PAY WAGE PAY 9328412522198EK NORTHWOOD COMMUNITY DE	\$800.00		\$234,847.47
05/22/2026	WASTE CONNECTION WEB_PAY 16336044052126 BANK UNITED NORTHWOOD	\$146.30		\$234,701.17
05/22/2026	WASTE CONNECTION WEB_PAY 16336088052126 BANK UNITED NORTHWOOD	\$13,398.00		\$221,303.17
05/22/2026	CHECK #100146	\$390.00		\$220,913.17
05/22/2026	CHECK #100152	\$62.95		\$220,850.22
05/22/2026	CHECK #100159	\$390.00		\$220,460.22
05/26/2026	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$8,608.79		\$211,851.43
05/27/2026	CHECK #9968861	\$699.27		\$211,152.16
05/29/2026	PAYCHEX TPS TAXES 17025500014682X NORTHWOOD CDD	\$571.53		\$210,580.63
05/29/2026	FRONTIER COMMUNI BILL PAY 10612198741 BANKUNITED NORTHWOOD C	\$99.99		\$210,480.64
05/29/2026	PAYCHEX INC. PAYROLL 17027200005777X NORTHWOOD CDD	\$2,424.49		\$208,056.15
05/29/2026	AVIDPAY SERVICE AVIDPAY CK100162 NORTHWOOD CDD	\$6,386.38		\$201,669.77
05/29/2026	AVIDPAY SERVICE AVIDPAY CK100166 NORTHWOOD CDD	\$112.94		\$201,556.83
05/29/2026	AVIDPAY SERVICE AVIDPAY CK100163 NORTHWOOD CDD	\$190.00		\$201,366.83
05/29/2026	PAYCHEX EIB INVOICE X17026300001866	\$565.37		\$200,801.46

Statement Date: May 31, 2026

Account Number: *****4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	NORTHWOOD CDD			

Check Transactions

Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
100131	05/05	\$300.00	100149	05/20	\$280.00	100156	05/18	\$1,638.50
100144*	05/05	\$920.50	100151*	05/11	\$2,500.00	100157	05/18	\$1,200.00
100145	05/06	\$300.00	100152	05/22	\$62.95	100159*	05/22	\$390.00
100146	05/22	\$390.00	100154*	05/19	\$1,766.81	100161*	05/19	\$150.00
100148*	05/12	\$1,200.00	100155	05/19	\$300.00	9968861*	05/27	\$699.27

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

Balances by Date

Date	Balance	Date	Balance	Date	Balance	Date	Balance
04/30	\$38,484.69	05/08	\$157,141.63	05/19	\$236,455.97	05/27	\$211,152.16
05/01	\$35,060.73	05/11	\$141,466.15	05/20	\$236,175.97	05/29	\$200,801.46
05/04	\$33,871.58	05/12	\$244,673.87	05/21	\$234,847.47		
05/05	\$32,651.08	05/15	\$241,511.28	05/22	\$220,460.22		
05/06	\$157,351.08	05/18	\$238,672.78	05/26	\$211,851.43		

Other Balances

Minimum Balance this Statement Period	\$32,651.08
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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: May 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.



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

>003171 6870105 0001 008229 10Z
 NORTHWOOD CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607

Statement Date: May 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 04/30/2026		\$560,565.25
Plus	0 Deposits and Other Credits	\$0.00
Less	2 Withdrawals, Checks, and Other Debits	\$225,000.00
Less	Service Charge	\$0.00
Plus	Interest Paid	\$1,111.58
Statement Balance as of 05/31/2026		\$336,676.83

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	\$1,111.58
Interest Paid Year to Date	\$7,239.57

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
05/06/2026	WEB TFR TO 009856774197 WEB RF#120913000267	\$125,000.00		\$435,565.25

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

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
05/12/2026	WEB TFR TO 009856774197 WEB RF#122026000870	\$100,000.00		\$335,565.25
05/29/2026	Interest Paid		\$1,111.58	\$336,676.83

Rates By Date

<i>Date</i>	<i>Rate</i>	<i>Date</i>	<i>Rate</i>
05/01	3.35%	05/29	3.32%

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
04/30	\$560,565.25	05/06	\$435,565.25	05/12	\$335,565.25	05/29	\$336,676.83

Other Balances

Minimum Balance this Statement Period	\$335,565.25
---------------------------------------	--------------



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

Statement Date: May 31, 2026

Account Number: *****4139

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We appreciate your business.



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

AGENCY ACCOUNT 231341
05/01/2026 - 05/31/2026

Page 1 of 1

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

Participant Return 05/31/2026 : 3.81 %

Date	Transaction Type	Description	Amount	Balance
05/01/2026	BEGINNING BALANCE			314,581.46
05/31/2026	EARNED INCOME	INTEREST	1,018.04	315,599.50
	Totals:		1,018.04	315,599.50



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

Last Statement:
Statement Ending:
Page:

Page 60
April 30, 2026
May 31, 2026
1 of 2

1825 M0656DDA053026062738 08 000000000 225006 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

25006 0809321 0001-0002 225006

Account Statement

GOVERNMENT CHECKING - XXXXXX4615

SUMMARY FOR THE PERIOD: 05/01/26 - 05/31/26

NORTHWOOD COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$211,341.02		\$628.24		\$0.00		\$211,969.26

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$211,341.02
05/31	INTEREST CREDIT		\$628.24	\$211,969.26
Ending Balance				\$211,969.26

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$211,341.00	Annual % Yield Earned	3.56%
Year-to-Date Interest Paid	\$3,048.42	Interest Paid	\$628.24

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:

XXXXXX4615

Statement Date:

05/31/2026

Page :

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.

25006 0809322 0002-0002 225006



Northwood CDD
Cash Flow Projection
6/5/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Bank United	164,703.13	0.00%
MM Account - Bank United	336,676.83	3.40%
Reserve - Valley National Bank	211,969.03	3.56%
SBA Account	315,599.50	3.81%
Less: Current Outstanding AP	<u>(16,134.34)</u>	
Estimated Cash Available To Date	<u>1,012,814.15</u>	
Outstanding FY26 Tax Roll	5,424.00	
Estimated Total Cash Available with Tax Roll	<u>1,018,238.15</u>	
<u>Projections:</u>		
Monthly Average Spend (8 Months October-May)	70,000.00	
Total Monthly Average Spend	<u>70,000.00</u>	
Average Spend to YE (4 months June-September)	280,000.00	
Expected Cash Flow at YE (9/30/26)	<u>738,238.15</u>	
Average Spend 1st QTR FY27 (2 mos avg spend)	140,000.00	
Expected Need through 1st QTR FY27	<u>598,238.15</u>	
<i>*tax roll revenue for the new FY is received in December</i>		

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

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL					
													Actual Thru 5/31/2026	Projected Next 4 Mths	FY2026 Total	Adopted Budget	% of Budget	
Revenues																		
Interest - Investments	\$ 2,180	\$ 1,995	\$ 2,671	\$ 3,228	\$ 2,908	\$ 3,225	\$ 3,134	\$ 2,758	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 22,101	\$ 4,998	\$ 27,099	\$ 15,000	181%	
Room Rentals	-	-	-	-	-	-	-	-	1,667	1,667	1,667	1,667	-	6,668	6,668	20,000	33%	
Interest - Tax Collector	-	102	-	551	-	-	78	-	-	-	-	-	731	-	731	-	0%	
Special Assmnts- Tax Collector	3,466	96,606	626,039	22,768	13,670	12,146	25,985	4,408	-	-	-	-	805,088	-	805,088	810,512	99%	
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	29,197	7,166	2,917	2,917	2,917	2,917	835,999	11,666	847,665	845,512	100%	
Expenditures																		
Administrative																		
Supervisor Fees	1,000	1,000	1,000	1,000	-	2,000	1,000	800	1,167	1,167	1,167	1,167	7,800	4,668	12,468	14,000	89%	
District Counsel	127	-	244	549	-	-	921	2,105	833	833	833	833	3,945	3,333	7,278	10,000	73%	
District Engineer	-	636	1,097	2,021	-	2,645	1,639	-	833	833	833	833	8,037	3,333	11,370	10,000	114%	
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	45,595	22,314	67,909	66,950	101%	
Auditing Services	-	-	-	-	-	-	7,600	-	500	500	500	500	7,600	2,000	9,600	6,000	160%	
Onsite Staff	9,720	6,527	6,522	6,420	6,983	9,934	6,737	6,724	6,917	6,917	6,917	6,917	59,568	27,667	87,235	83,000	105%	
Insurance - General Liability	4,511	-	-	-	-	-	-	-	399	399	399	399	4,511	1,596	6,107	4,788	128%	
Public Officials Insurance	5,492	-	-	-	-	-	-	-	486	486	486	486	5,492	1,944	7,436	5,829	128%	
Insurance -Property & Casualty	15,611	-	-	-	-	-	-	-	1,371	1,371	1,371	1,371	15,611	5,484	21,095	16,447	128%	
Insurance - Crime	342	-	-	-	-	-	-	-	42	42	42	42	342	168	510	500	102%	
Legal Advertising	19	-	(79)	-	-	79	-	74	167	167	167	167	93	668	761	2,000	38%	
Payroll Services	-	-	-	-	1,000	(1,000)	-	-	-	-	-	-	-	-	-	-	-	0%
Dues, Licenses, Subscriptions	535	729	1,395	577	(2,305)	250	348	113	250	250	250	250	1,643	999	2,642	3,000	88%	
Total Administrative	42,936	14,471	15,758	16,146	11,257	20,448	23,824	15,395	18,544	18,544	18,544	18,544	160,237	74,174	234,411	222,514	105%	
Utility Services																		
Amenity Internet	267	796	1,157	796	454	815	815	833	832	832	832	832	5,932	3,329	9,261	9,980	93%	
Water/Waste	479	469	923	1,219	(381)	287	609	381	683	683	683	683	3,985	2,733	6,718	8,200	82%	
Utility - Electric	10,009	8,084	8,666	8,613	9,095	9,423	8,738	8,609	9,394	9,394	9,394	9,394	71,236	37,577	108,813	112,730	97%	
Total Utility Services	10,755	9,349	10,746	10,628	9,168	10,525	10,162	9,823	10,909	10,909	10,909	10,909	81,153	43,639	124,792	130,910	95%	
Other Physical Environment																		
Planning and Design	8,292	-	(8,292)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contracts-Landscape Consultant	390	390	390	390	390	390	390	390	390	390	390	390	3,120	1,560	4,680	4,680	100%	
Contracts - Landscape	6,166	6,386	6,386	6,386	6,386	6,386	6,386	6,386	6,695	6,695	6,695	6,695	50,871	26,777	77,648	80,336	97%	
Stormwater Assessment	-	-	-	-	-	-	-	-	1,667	1,667	1,667	1,667	-	6,668	6,668	20,000	33%	
R&M-Other Landscape	875	(875)	-	3,156	-	-	-	-	167	167	167	167	3,156	668	3,824	2,000	191%	

NORTHWOOD
Community Development District

Trend Report - General Fund

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

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL				
													Actual Thru 5/31/2026	Projected Next 4 Mths	FY2026 Total	Adopted Budget	% of Budget
Aquatic Maintenance	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,810	1,810	1,810	1,810	13,472	7,240	20,712	21,722	95%
R&M-Tree Trimming	-	550	3,570	-	-	-	-	-	833	833	833	833	4,120	3,332	7,452	10,000	75%
Irrigation Maintenance	-	1,752	-	4,670	360	1,225	88	-	250	250	250	250	8,094	1,001	9,095	3,000	303%
Reserve - Undesignated	-	846	3,241	(2,930)	-	8,023	3,773	23	8,125	8,125	8,125	8,125	12,976	32,500	45,476	97,500	47%
Total Other Physical Environment	17,407	10,733	6,979	13,356	8,820	17,708	12,321	8,483	19,937	19,937	19,937	19,937	95,809	79,746	175,555	239,238	73%
Capital Expenditures & Projects																	
Engineering	-	-	-	-	-	-	-	-	50	50	50	50	-	200	200	600	33%
Legal Services	-	-	-	-	-	-	-	-	50	50	50	50	-	200	200	600	33%
Planning and Design	400	-	35,429	3,887	-	-	2,422	1,595	50	50	50	50	43,733	200	43,933	600	7322%
Misc-Contingency	45	-	-	-	-	-	-	4	50	50	50	50	49	200	249	600	42%
Infrastructure	-	-	-	-	-	5,136	-	-	50	50	50	50	5,136	200	5,336	600	889%
Total Capital Expenditures & Projects	445	-	35,429	3,887	-	5,136	2,422	1,599	250	250	250	250	48,918	1,000	49,918	3,000	1664%
Parks and Recreation																	
Security Patrol Services	2,550	3,150	4,800	3,900	2,250	4,050	3,450	2,550	1,875	1,875	1,875	1,875	26,700	7,500	34,200	22,500	152%
Pest Control	-	116	-	186	-	116	-	186	92	92	92	92	604	368	972	1,100	88%
Janitorial Cleaning	975	-	-	975	150	-	600	-	417	417	417	417	2,700	1,668	4,368	5,000	87%
R&M-Clubhouse	-	70	-	-	-	-	439	-	250	250	250	250	509	1,000	1,509	3,000	50%
R&M-Pools	800	1,110	800	2,219	8,260	995	1,121	1,852	833	833	833	833	17,157	3,332	20,489	10,000	205%
Pool Furniture repair & replacement	-	-	-	-	-	-	-	-	333	333	333	333	-	1,332	1,332	4,000	33%
Recreation / Park Facility Maintenance	-	-	-	-	-	-	69	-	167	167	167	167	69	668	737	2,000	37%
Security System Monitoring & Maint.	2,318	-	-	3,224	223	416	640	1,767	833	833	833	833	8,589	3,331	11,920	10,000	119%
Pavement/Signage/Wall Repairs	-	-	-	-	-	-	-	-	208	208	208	208	-	832	832	2,500	33%
Garbage Collection	25,695	(1)	25,984	784	13,544	13,398	13,544	13,544	13,563	13,563	13,563	13,563	106,493	54,251	160,744	162,750	99%
Event Planning	-	-	-	-	-	-	-	-	583	583	583	583	-	2,332	2,332	7,000	33%
Special Events	-	1,500	-	-	-	500	2,500	-	1,250	1,250	1,250	1,250	4,500	5,000	9,500	15,000	63%
Community Enhancement Projects	-	-	-	-	-	-	-	-	250	250	250	250	-	1,000	1,000	3,000	33%
Op Supplies - Clubhouse	-	-	-	-	3,019	-	28	699	167	167	167	167	3,746	668	4,414	2,000	221%
Total Parks and Recreation	32,338	5,945	31,584	11,288	27,446	19,475	22,391	20,598	20,821	20,821	20,821	20,821	171,067	83,282	254,349	249,850	102%
Total Expenditures	103,881	40,498	100,496	55,305	56,691	73,292	71,120	55,898	70,461	70,461	70,461	70,461	557,184	281,841	839,025	845,512	99%
Excess (deficiency) of revenues																	
Over (under) expenditures	\$ (98,235)	\$ 58,205	\$ 528,214	\$ (20,758)	\$ (40,113)	\$ (57,842)	\$ (41,923)	\$ (48,732)	\$ (67,544)	\$ (67,544)	\$ (67,544)	\$ (67,544)	278,815	(270,175)	8,640	-	0%
Fund Balance, Beginning (Oct 1, 2025)													776,947	-	776,947	776,947	
Fund Balance, Ending													\$ 1,055,762	\$ (270,175)	\$ 785,587	\$ 776,947	

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(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	100146	05/01/26	OLM, INC.	47112	Landscape Inspection	Contracts-Landscape Consultant	534062-53908	\$390.00
001	100147	05/01/26	GPS POOLS	DR STENNER	Pool Repairs	R&M-Pools	546074-57201	\$814.98
001	100147	05/01/26	GPS POOLS	REPAIR LEAK 3/6	Pool Leak Repair	R&M-Pools	546074-53908	\$306.25
001	100148	05/01/26	FRANCISCO M MONSERRATE	041726-MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100148	05/01/26	FRANCISCO M MONSERRATE	041326-MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100148	05/01/26	FRANCISCO M MONSERRATE	041026-MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100148	05/01/26	FRANCISCO M MONSERRATE	040926-MONSERRATE	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100149	05/01/26	FL DEPT OF HEALTH IN PASCO COUNTY	51-BID-8200827	POOL PERMIT	Dues, Licenses, Subscriptions	554020-51301	\$280.00
001	100150	05/01/26	INFRAMARK LLC	177157	Agenda Packages & Postage	District Manager	531150-51301	\$60.00
001	100150	05/01/26	INFRAMARK LLC	177157	Agenda Packages & Postage	Postage, Phone, Faxes, Copies	541024-51301	\$7.92
001	100151	05/01/26	NORTHWOOD OF PASCO	EASTER2026	Easter Carnival 2026	Special Events	549052-57201	\$2,500.00
001	100152	05/08/26	ADT SECURITY SERVICES	042226-3626	SVC 05/01/-06/09/26	Security System Monitoring & Maint.	546479-57201	\$62.95
001	100153	05/08/26	INFRAMARK LLC	178466	May 2026	District Manager	531150-51301	\$5,579.17
001	100154	05/08/26	JOHNSON CONTROLS SECURITY	42331822	QUARTERLY - MAY 26 - JUL 26	Security System Monitoring & Maint.	546479-57201	\$1,766.81
001	100155	05/08/26	ALYSSA MARTIN, HELPING HANDS 813	9	Post-Event Cleaning Service	Janitorial Cleaning	53800-57201	\$100.00
001	100155	05/08/26	ALYSSA MARTIN, HELPING HANDS 813	8	Post-Event Cleaning Service	Janitorial Cleaning	53800-57201	\$100.00
001	100155	05/08/26	ALYSSA MARTIN, HELPING HANDS 813	10	Post-Event Cleaning Service	Janitorial Cleaning	53800-57201	\$100.00
001	100156	05/08/26	STANTEC CONSULTING	2558512	Engineer Services	District Engineer	531147-51301	\$1,638.50
001	100157	05/08/26	JAMES E. LA ROSE JR. 181	042826	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100157	05/08/26	JAMES E. LA ROSE JR. 181	041526	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100157	05/08/26	JAMES E. LA ROSE JR. 181	040126	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100157	05/08/26	JAMES E. LA ROSE JR. 181	040826	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100158	05/08/26	JUNIPER LANDSCAPING OF FLORIDA LLC	394397	Monthly Maintenance	Landscape Maintenance	546300-53908	\$6,386.38
001	100158	05/08/26	JUNIPER LANDSCAPING OF FLORIDA LLC	396013	Irrigation Repairs	Irrigation Maintenance	546930-53908	\$87.72
001	100159	05/08/26	OLM, INC.	47286	May 2026	Contracts-Landscape Consultant	534062-53908	\$390.00
001	100160	05/08/26	GPS POOLS	MAY-2026	Monthly Maintenance	R&M-Pools	546074-57201	\$1,000.00
001	100161	05/08/26	BIG DOG SERVICES LLC	050126-	FHP - Scheduling Fee	Security Patrol Services	531116-57201	\$150.00
001	100162	05/28/26	JUNIPER LANDSCAPING OF FLORIDA LLC	390359	Monthly Maintenance	Contracts - Landscape	534171-53908	\$6,386.38
001	100163	05/28/26	TRULY NOLEN OF AMERICA INC	590311943	Pest Bi Monthly Commercial	Pest Control	531170-57201	\$116.00
001	100163	05/28/26	TRULY NOLEN OF AMERICA INC	590311943	Pest Bi Monthly Commercial	Misc-Contingency	549900-53918	\$4.00
001	100163	05/28/26	TRULY NOLEN OF AMERICA INC	590312076-	Pest Bi Monthly Commercial	Pest Control	531170-57201	\$70.00
001	100164	05/28/26	STRALEY ROBIN VERICKER	28449	Legal Services	District Counsel	531146-51301	\$2,104.50
001	100165	05/28/26	FRANCISCO M MONSERRATE	050726-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100165	05/28/26	FRANCISCO M MONSERRATE	050826-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100165	05/28/26	FRANCISCO M MONSERRATE	051326-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100165	05/28/26	FRANCISCO M MONSERRATE	051526-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100165	05/28/26	FRANCISCO M MONSERRATE	051826-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100166	05/28/26	INFRAMARK LLC	179204	Agenda Packages	Postage, Phone, Faxes, Copies	541024-51301	\$112.94
001	300114	05/01/26	DECISIONHR IX	260056230009	PAYROLL 04/12/26 - 04/25/26	Onsite Staff	534215-57201	\$3,423.96
001	300115	05/07/26	FRONTIER COMMUNICATIONS	041326-08-5-ACH	Internet Services 4/13/26-5/12/26	Amenity Internet	541009-53100	\$186.45
001	300116	05/07/26	FRONTIER COMMUNICATIONS	042626-23-5	Utility-Internet	Amenity Internet	541009-53150	\$528.50
001	300117	05/08/26	ADP INC	050126-1870-ACH	Supervisor Payroll Processing Fee	Reserve - Undesignated	568186-53908	\$23.00
001	300118	05/15/26	DECISIONHR IX	260056230010-ACH	PAYROLL	Onsite Staff	534215-51301	\$3,162.59
001	300119	05/20/26	TAMPA ELECTRIC COM	050626-0001-ACH	ELECTRIC	Utility - Electric	543041-53150	\$8,608.79
Fund Total								\$50,347.79

Total Checks Paid	\$50,347.79
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