INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Northwood Community Development District

July 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
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, July 20, 2026 – 6:30 p.m.

The Regular Meeting of the **Northwood District Community Development District** will be held 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

The next meeting is scheduled for Monday, August 17, 2026, at 6:30 p.m.

District Office:
Inframark, Community Management Services
3005 Pan Am Circle, Suite 300
Tampa, FL 33607
352-531-9787

Meeting Location:
Northwood Clubhouse
27248 Big Sur Drive
Wesley Chapel, FL 33544

AQUATIC WEED CONTROL, Inc.

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

Lake & Wetland Customer Service Report

Job Name:
Customer Number: 1406 Customer: NORTHWOOD CDD
Technician: CJAY
Date: 06/19/2026 Time: 12:42 PM

Customer Signature:

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
Cb6			x						
Cb651	x								
Cb7	x		x						
CB5 s1			x						
Cb7s1	x		x						
Tc	x		x						
Tb1	x		x						
Tb1s1	x								
Tb1s2	x								

CLARITY
- ☒ < I'
- ☐ 1-2'
- ☐ 2-4'
- ☐ > 4'

FLOW
- ☐ None
- ☐ Slight
- ☒ Visible

METHOD
- ☒ ATV
- ☐ Airboat
- ☐ Backpack
- ☐ Boat
- ☐ Truck

CARP PROGRAM
- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL
- ☐ High
- ☐ Normal
- ☒ Low

WEATHER
- ☒ Clear
- ☒ Cloudy
- ☒ Windy
- ☐ Rainy

FISH and WILDLIFE OBSERVATIONS
- ☒ Alligator
- ☐ Anhinga
- ☐ Bass
- ☐ Bream
- ☐ Catfish
- ☐ Coots
- ☐ Cormorant
- ☐ Egrets
- ☐ Gallinules
- ☐ Gambusia
- ☒ Herons
- ☐ Ibis
- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☒ Turtles
- ☐ Woodstork
- ☐
- ☐

NATIVE WETLAND HABITAT MAINTENANCE
- ☐ Arrowhead
- ☐ Bacopa
- ☐ Blue Flag Iris
- ☐ Bulrush
- ☐ Chara
- ☐ Cordgrass
- ☐ Golden Canna
- ☐ Gulf Spikerush
- ☐ Lily

Beneficial Vegetation Notes:
- ☐ Naiad
- ☐ Pickerelweed
- ☐ Soft Rush
- ☐
- ☐


cb6


cb651


cb7


cb7s1


CB5 s1


tb1


tc


tb1s1


tb1s2

AQUATIC WEED CONTROL, Inc.

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

Lake & Wetland Customer Service Report

Job Name:
Customer Number: 1406 Customer: NORTHWOOD CDD
Technician: CJAY
Date: 06/19/2026 Time: 10:54 AM

Customer Signature:

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
C-C	x		x						
CB1	x		x						
CB1S2	x		x						
CB1S1			x						
CB2	x		x						
CB3	x		x						
CB4	x		x						
CB5	x		x						
SUMP CB5						x			

CLARITY
- ☒ < l'
- ☐ 1-2'
- ☐ 2-4'
- ☐ > 4'

FLOW
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- ☒ Herons
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- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☒ Turtles
- ☐ Woodstork
- ☐
- ☐

NATIVE WETLAND HABITAT MAINTENANCE
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- ☐ Lily

Beneficial Vegetation Notes:
- ☐ Naiad
- ☐ Pickerelweed
- ☐ Soft Rush
- ☐
- ☐


c-c


cb1


cb1s2


cb1s1


cb2


cb3


cb4


cb5


sump CB5

AQUATIC WEED CONTROL, Inc.

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

Lake & Wetland Customer Service Report

Job Name:
Customer Number: 1406 Customer: NORTHWOOD CDD
Technician: CJAY
Date: 06/19/2026 Time: 02:20 PM

Customer Signature:

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
Tb2b	x		x						
Tb2	x		x						
Tb2s2	x								
Tb2s4	x								
Tb4s1	x								
Tb4	x								
Tb4s1	x		x						
Tb2a	x								
Tb3	x		x						

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- ☐ Ibis
- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☒ Turtles
- ☐ Woodstork
- ☐ ______
- ☐ ______

NATIVE WETLAND HABITAT MAINTENANCE
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- ☐ Lily

Beneficial Vegetation Notes:
- ☐ Naiad
- ☐ Pickerelweed
- ☐ Soft Rush
- ☐ ______
- ☐ ______

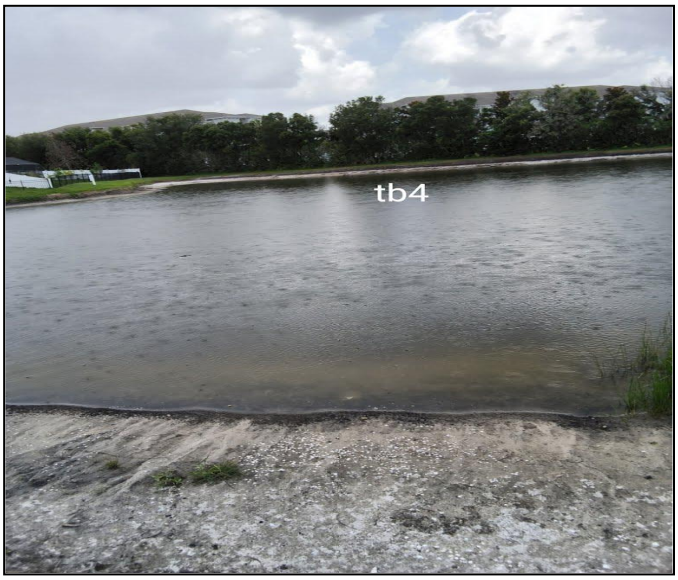

tb2s2


tb2b


tb2


tb2s4


tb4s1


tb4


pond 24(tb4s1)


tb2a


tb3

NORTHWOOD CDD

LANDSCAPE INSPECTION
July 8, 2026

SCORE: 94.5%

NEXT INSPECTION
AUGUST 5, 2026 AT 8:00 AM

ATTENDING:
JEN LAVELLE – NORTHWOOD CDD
ANTHONY VEGA - JUNIPER
PAUL WOODS – OLM, INC

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Top dress pine fines.

2. **Use appropriate size mowers, do not line trim grass.**

3. Entrance: Control Goosegrass.

COMMONS

4. Adjacent to Carlyle at New Smyrna: Control weeds in Ginger.

5. Monitor discoloration Plumbago confirm no disease.

6. South bound Blvd. right of way: Redistribute mulch covering bare soil.

7. Northwood monument at Countyline Road: Control bed weeds and top dress the sign island.

8. **Along Countyline Road: Maintain the fog line so it is not overgrown.**

9. Establish a nongrowth band under the guardrail.

10. Caladesi Park entrance: Prune downward growth in Crape Myrtles.

11. Along the south bound wall: Control disease.

CATEGORY III: IMPROVEMENTS – PRICING

1. Clubhouse; dumpster enclosure: Provide a price to supplement Hawaiian Ti to screen utility cabinet.

2. Clubhouse; drain inlet: Provide a price to install additional drain field stone to cover the exsposed ground cloth and tie together the 2 areas.

3. Northwood monument at Countyline Road: Provide a price to relocate/transplant

Society Garlic into an ornamental bed.

CATEGORY IV: NOTES TO OWNER

1. I recommend mulching areas of high visibility. Unmulched areas has resulted in weeds. If the construction project revisions result in a time delay, mulch will create a neatened and finished appearance.

CATEGORY V: NOTES TO CONTRACTOR

1. Review effective preemergent herbicides to reduce weed resprout.

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		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-5	Weekly, use pre emerg herb
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		
MULCHING	5	-2.5	Redistribute
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-1	Pine fines
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	**145**		

Date: 7-8-26 Score: 94 % *Performance Payment™* 100%

Contractor Signature:____________________

Inspector Signature:____________________

Property Representative Signature:____________________

Northwood CDD

Manager Report

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

Upcoming Classes:

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

Drama Kids FL
Will be back in the Fall

Into the Light Performing Arts
Summer Private Lessons: Wednesdays 1:30PM-5PM

Please see:

- June Calendar, June Sales, June Business Rentals, June Rentals, & June Party Supply Usage Chart, Tentative July Calendar
  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 June, the CDD's total earnings from the cleaning portion were $200. After deducting the June supply expenses of $24.65, the net amount earned is $175.35. (Total earnings YTD $924.04)

- **Fiscal Year Sales (October 2025-September 2026)**
  As of June 30, 2026, Northwood CDD completed 153 transactions, totaling $30,150.00 in net sales.

- Maintenance Quotes

- Incident Report

- Reserve Study Progress Chart

northwoodofpasco@gmail.com , Holidays in United States

Jun 2026 (Eastern Time - New York)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
31	1 5pm - Martial Arts	2 6:30pm - Barrington HOA	3 Recycle Day @ Northwooc 8am - OLM Inspection	4 5pm - Martial Arts	5	6 Clubhouse Reserved:
7 Clubhouse & Pool	8 Into the Light Camp 5pm - Martial Arts	9 12:30pm - Landscape 7pm - HOA Committee	10 Recycle Day @ Northwooc	11 5pm - Martial Arts	12	13 Clubhouse Reserved: Tim
14 Clubhouse & Pool Cabana Flag Day	15 6:30pm - CDD Monthly	16 6:30pm - HOA Monthly	17 Recycle Day @ Northwooc	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 @ Northwooc	25 5pm - Martial Arts	26	27 Clubhouse Reserved:
28 Clubhouse Reserved:	29 5pm - Martial Arts	30	1 Recycle Day @ Northwooc	2 5pm - Martial Arts	3 Independence Day	4 CLOSED Independence Day

Jen Lavelle, Onsite Manager
Square Transactions: June FY26

Date	Time	Description	Amount
Tuesday, June 2, 2026	12:54 PM	Into the Light Performing Arts 8 hrs of Rental Time	$150.00
Tuesday, June 2, 2026	7:35 PM	Clubhouse Reserved: July 25, 2026 Resident Deposit	$200.00
Wednesday, June 3, 2026	7:49 AM	Clubhouse Reserved: June 13, 2026 Resident Rental Fee	$325.00
Friday, June 5, 2026	5:30 PM	Clubhouse & Pool Cabana Reserved: June 7, 2026	$375.00
Monday, June 8, 2026	10:00 AM	Monthly Subscription: Core Martial Arts	$300.00
Monday, June 8, 2026	4:38 PM	Clubhouse Reserved: July 12, 2026 Resident Deposit	$200.00
Monday, June 8, 2026	9:39 PM	Refund of Security Deposit June 6 Resident Rental	($200.00)
Wednesday, June 10, 2026	11:38 AM	Clubhouse Reserved: September 26, 2026 Non Resident Deposit	$500.00
Wednesday, June 10, 2026	9:56 PM	Into the Light Performing Arts Summer Camp (6/8–6/11, 10 AM–2 PM)	$300.00
Monday, June 15, 2026	1:08 PM	Clubhouse & Pool Cabana Reserved: June 20, 2026 Resident Rental	$400.00
Monday, June 15, 2026	1:09 PM	Refund of Security Deposit June 13 Resident Rental	($200.00)
Monday, June 15, 2026	1:10 PM	Refund of Security Deposit June 14 Resident Rental	($200.00)
Monday, June 15, 2026	6:27 PM	Clubhouse Reserved: June 28, 2026 Resident Rental Fee	$325.00
Monday, June 22, 2026	2:20 PM	Clubhouse Reserved: June 27, 2026 Non Resident Rental Fee +1hr Rental Time	$650.00

Jen Lavelle, Onsite Manager
Square Transactions: June FY26

Monday, June 22, 2026	8:31 PM	Clubhouse Reserved: June 28, 2026 +1hr Rental Time	$25.00
Tuesday, June 23, 2026	4:09 PM	Clubhouse Reserved: July 5, 2026 Resident Rental Fee	$325.00
Tuesday, June 23, 2026	6:24 PM	Clubhouse Reserved: August 29, 2026 Non Resident Deposit	$500.00
Thursday, June 25, 2026	7:02 PM	Clubhouse Reserved: December 5, 2026 Non Resident Deposit	$500.00
Friday, June 26, 2026	10:28 AM	Clubhouse Reserved: August 8, 2026 Non Resident Deposit	$500.00
Monday, June 29, 2026	10:45 AM	Refund of Non-Resident Security Deposit June 27 Non Resident Rental	($500.00)
Monday, June 29, 2026	10:47 AM	Refund of Security Deposit June 28 Resident Rental	($200.00)

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

June FY26

CLUBHOUSE BUSINESS RENTALS

NAME	RENTAL DATE	TIME	PAID
Core Martial Arts	6/1	5PM-7PM	YES
Into the Light Performing Arts	6/3	1:30PM-4PM	YES
Core Martial Arts	6/4	5PM-8PM	YES
Into the Light Performing Arts	6/8, 6/9, 6/10, 6/11	10AM-2PM	YES
Core Martial Arts	6/8	5PM-7PM	YES
Core Martial Arts	6/11	5PM-8PM	YES
Into the Light Performing Arts	6/17	1:30PM-2PM	YES
Core Martial Arts	6/18	5PM-8PM	YES
Core Martial Arts	6/22	5PM-7PM	YES
Into the Light Performing Arts	6/24	2:30PM-4PM	YES
Core Martial Arts	6/25	5PM-8PM	YES
Core Martial Arts	6/29	5PM-7PM	YES

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

June FY26

RENTALS

NAME	PHONE	RESIDENT	RENTAL DATE	TIME	PAID
Zuhair	[redacted]	YES	6/6 Clubhouse	2PM-10PM	YES
Amy	[redacted]	YES	6/7 Clubhouse & Pool Cabana	12PM-6PM	YES
Tim	[redacted]	YES	6/13 Clubhouse	11AM-5PM	YES
Yadira	[redacted]	YES	6/14 Clubhouse & Pool Cabana	11AM-6PM	YES
Kalyn	[redacted]	YES	6/20 Clubhouse & Pool Cabana	1PM-7PM	YES
Lativa	[redacted]	NO	6/21 Clubhouse & Pool Cabana	12PM-6PM	YES
Nicole	[redacted]	NO	6/27 Clubhouse	1PM-8PM	YES
Nicole	[redacted]	YES	6/28 Clubhouse	10AM-5PM	YES

June FY26

Jen Lavelle, Onsite Manager

Event Inventory Usage & Cost Summary

Usage Chart

Item	June 6	June 7	June 13	June 14	June 20	June 21	June 27	June 28	Total Used
Paper Towels	1	0	2	3	2	2	1	2	**13 rolls**
Toilet Paper	3	0	1	2	1	2	1	0	**10 rolls**
Sponges	1	1	1	1	1	1	1	1	**8 sponges**
Sanitary Strips	2	2	2	2	2	2	2	2	**16 strips**

Cost Summary Chart

Item	Total Used	Cost per Unit	Total Cost
Paper Towels **Brand: POM Paper Towels**	13 rolls	$1.19	$15.47
Toilet Paper **Brand: Member's Mark Ultra Premium**	10 rolls	$0.55	$5.50
Sponges	8 sponges	$0.42	$3.36
Sanitary Strips	16 strips	$0.02	$0.32

✅ **Total Spent:**

$15.47 + $5.50 + $3.36 + $.32 = $24.65 total

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28 Clubhouse Reserved:	29 5pm - Martial Arts	30	1 Recycle Day @ Northwooc	2 5pm - Martial Arts	3 Independence Day	4 CLOSED Independence Day
5 Clubhouse Reserved:	6 5pm - Martial Arts	7	8 Recycle Day @ Northwooc 8am - OLM Inspection	9 5pm - Martial Arts	10	11 Clubhouse & Grass Area
12 Clubhouse Reserved:	13 1:30pm - Infrastructure ? 5pm - Martial Arts	14 12:30pm - Landscape	15 Recycle Day @ Northwooc	16 5pm - Martial Arts	17	18 Pool & Clubhouse
19	20 6:30pm - CDD Monthly	21 6:30pm - HOA Monthly	22 Recycle Day @ Northwooc	23 5pm - Martial Arts	24	25 Clubhouse Reserved: Luci
26	27 5pm - Martial Arts	28 6:30pm - HOA - DRB	29 Recycle Day @ Northwooc	30 5pm - Martial Arts	31	1 Clubhouse Reserved:

Incident Report

Incident: Fallen Streetlight Following Storm
Date: June 30, 2026
Location: Northwood Palms Boulevard near the Breakers Drive/La Jolla Roundabout

Description of Incident

During a post-storm inspection of the community, a fallen streetlight was observed on Northwood Palms Boulevard near the Breakers Drive/La Jolla roundabout.

Upon discovering the damaged streetlight, I exited my vehicle to document the incident and photographed the identification tag on the pole. The pole number was not legible and there were numbers that were worn off.

Actions Taken

- Conducted a post-storm inspection of the community.
- Identified a fallen streetlight on Northwood Palms Boulevard near the Breakers Drive/La Jolla roundabout.
- Photographed the streetlight and noted the missing pole number.
- Reported the fallen streetlight to the Fire Department due to the potential public safety hazard.
- Contacted TECO to report the damaged streetlight and initiate the repair process.

Status

The incident has been reported to the appropriate emergency response agency and the utility provider. The area will continue to be monitored until the streetlight has been repaired or replaced.

Reported by: Jen Lavelle, Onsite Manager

Jen Lavelle, Onsite Manager
Incident Report: Fallen Streetlight

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	***Completed in May 2024:*** *paved and striped, but seal still pending*
2023	Pool resurface	$51,229	***Completed in February 2023***
2023	Pool tile replacement	$6,682	***Completed in February 2023***
2023	HVAC system replacement clubhouse	$8,340	***HVAC system replaced in May 2024***
2023	HVAC system replacement clubhouse	$4,448	***HVAC system replaced in May 2024***
2023	Basketball court lighting replacement	$6,997	***Completed in April 2023***
2023	Pool furniture refurbishment	$3,718.25	***Refurbished in March 2023***
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	*Major reserve item*
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	*Major reserve item*

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

QUOTE

Northwood CDD
27248 Big Sur Dr
WESLEY CHAPEL FL 33544
USA

Date
17 Jun 2026

Expiry
15 Sep 2026

Quote Number
QU-0808

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

Fountain Light Repairs Needed

East Fountain: Supply & Install (5) 36w White LED Lights, (175ft) of new Submersible Light Cable and (1) 20amp GFCI Light Breaker.
West Fountain: Supply & Install (5) 36w White LED Lights, (175ft) of new Submersible Light Cable and (1) 20amp GFCI Light Breaker.

Item	Description	Quantity	Unit Price	Amount USD
LED036W-5	(5) 36w White LED Light Set + (1) 2-part Resin Splice Kit	1.00	1,873.75	1,873.75
LED036W-5	(5) 36w White LED Light Set + (1) 2-part Resin Splice Kit	1.00	1,873.75	1,873.75
CBL-143	Submersible Light Cable (175ft)	175.00	2.75	481.25
CBL-143	Submersible Light Cable (175ft)	175.00	2.75	481.25
MISC	(2) 20amp GFCI Light Breakers	2.00	120.00	240.00
RLBR	Repair Labor	4.00	175.00	700.00
			Subtotal	5,650.00
			TOTAL TAX	0.00
			TOTAL USD	**5,650.00**

Terms

*Warranty: (3-years on LED Lights), (1-year on all other Parts & Labor)
This is not a bill, all estimates are subject to tax and shipping charges. Payment due NET30 from time of repair completion.
If you have any questions call or email, 813-833-8610 Contact@FountainKings.com
Name and Signature Required to Bind Quote:

FountainKings
813-833-8610

Maintenance Contract

Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155
Lithia, FL 33547

DATE: May 27, 2026
Sign By: 11/27/2026

Community Name: Northwood CDD

Contact Name: Christina Newsome

Onsite Contact: Jen Lavelle

Site Address:

27248 Big Sur Dr, Wesley Chapel, FL 33544

Lake Fountain Maintenance	Frequency	Amount Per Visit
(2) Floating Lake Fountains	**2 Visits / Year Bi-Annually**	*$ 375.00*
Bi-Annual Fountain Maintenance includes but is not limited to; **Floating Fountains:** Test and observe all electrical connections, motor/light amperages and readings, observe and clean as needed fountain intakes/displays/lights, pressure washed at least 1x/ year. Notate any items that may be needing repairs or preventative care. Full report will be sent to property managers or site contact after each visit.		
	YEARLY TOTAL-	*$ 750.00*

This is not a bill, contract is good for (2) years from date of approval and auto renews if not cancelled. Invoices will be sent after each visit and payment will be due NET30.

If you have any questions call or email, Fountain Kings Inc. 813-833-8610
Contact@FountainKings.com

Signature: ______________________ Date: ______________

Maintenance contract is good for (2) years from date of signature, 30 days' notice of cancellation required to cancel from either party.

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Northwood Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Northwood Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $969,612.77 (inclusive of any collection costs or early payment discounts), which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 20, 2026.

Attested By:	**Northwood Community Development District**
______________________________	______________________________
Print Name:______________________	Print Name:______________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Northwood
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

July 20, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Northwood

Community Development District

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Northwood

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$15,000.00	$19,339.00	$0.00	$19,339.00	29%	$15,000.00
Special Assmnts- Tax Collector	$810,512.00	$800,680.00	$9,832.00	$810,512.00	0%	$969,612.77
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$38,784.51
Rental Income	$0.00	$0.00	$0.00	$0.00	0%	$5,000.00
Other Miscellaneous Revenues	$0.00	$8,079.00	$0.00	$8,079.00	0%	$0.00
Interest - Tax Collector	$0.00	$731.00	$0.00	$731.00	0%	$0.00
Room Rentals	$20,000.00	$0.00	$20,000.00	$20,000.00	0%	$0.00
TOTAL REVENUES	**$845,512.00**	**$828,829.00**	**$29,832.00**	**$858,661.00**	**2%**	**$950,828.26**
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	$14,000.00	$7,000.00	$7,000.00	$14,000.00	0%	$14,000.00
District Manager	$66,950.00	$40,015.00	$26,935.00	$66,950.00	0%	$70,298.00
Onsite Staff	$83,000.00	$52,844.00	$30,156.00	$83,000.00	0%	$87,150.00
District Engineer	$10,000.00	$8,037.00	$1,963.00	$10,000.00	0%	$16,000.00
District Counsel	$10,000.00	$1,840.00	$8,160.00	$10,000.00	0%	$12,000.00
Auditing Services	$6,000.00	$7,600.00	$0.00	$7,600.00	27%	$7,600.00
Postage, Phone, Faxes, Copies	$0.00	$0.00	$0.00	$0.00	0%	$1,500.00
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$19,392.26
Legal Advertising	$2,000.00	$19.00	$1,981.00	$2,000.00	0%	$2,000.00
Dues, Licenses, Subscriptions	$3,000.00	$1,530.00	$1,470.00	$3,000.00	0%	$3,000.00
Total Financial and Administrative	**$194,950.00**	**$118,885.00**	**$77,665.00**	**$196,550.00**	**1%**	**$232,940.26**
Insurance						
Public Officials Insurance	$5,829.00	$5,492.00	$337.00	$5,829.00	0%	$6,050.00
Insurance -Property & Casualty	$16,447.00	$15,611.00	$836.00	$16,447.00	0%	$15,500.00
Insurance - General Liability	$4,788.00	$4,511.00	$277.00	$4,788.00	0%	$5,000.00
Insurance - Crime	$500.00	$342.00	$158.00	$500.00	0%	$550.00
Total Insurance	**$27,564.00**	**$25,956.00**	**$1,608.00**	**$27,564.00**	**0%**	**$27,100.00**
Utility Services						
Utility - Electric	$112,730.00	$62,627.00	$50,103.00	$112,730.00	0%	$115,000.00
Amenity Internet	$9,980.00	$5,099.00	$4,881.00	$9,980.00	0%	$10,000.00
Water/Waste	$8,200.00	$3,423.00	$4,777.00	$8,200.00	0%	$8,200.00
Total Utility Services	**$130,910.00**	**$71,149.00**	**$59,761.00**	**$130,910.00**	**0%**	**$133,200.00**
Amenity						
Security System Monitoring & Maint.	$10,000.00	$6,822.00	$3,178.00	$10,000.00	0%	$12,000.00
Janitorial Services & Supplies	$5,000.00	$2,700.00	$2,300.00	$5,000.00	0%	$5,500.00
Garbage Removal	$162,750.00	$92,949.00	$69,801.00	$162,750.00	0%	$162,750.00
Amenity Center Pest Control	$1,100.00	$418.00	$682.00	$1,100.00	0%	$1,100.00
Op Supplies - Clubhouse	$2,000.00	$3,047.00	$0.00	$3,047.00	52%	$2,000.00

Northwood
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
R&M - Amenity Center	$2,000.00	$69.00	$1,931.00	$2,000.00	0%	$2,000.00
Community Enhancement Projects	$3,000.00	$0.00	$3,000.00	$3,000.00	0%	$3,000.00
Pavement & Signage Repairs	$2,500.00	$0.00	$2,500.00	$2,500.00	0%	$2,500.00
Special Events	$15,000.00	$4,500.00	$10,500.00	$15,000.00	0%	$15,000.00
R&M-Pools	$10,000.00	$15,305.00	$0.00	$15,305.00	53%	$10,000.00
Security Patrol Services	$22,500.00	$24,150.00	$0.00	$24,150.00	7%	$22,500.00
Holiday Decoration	$0.00	$0.00	$0.00	$0.00	0%	$10,000.00
R&M-Clubhouse	$3,000.00	$509.00	$2,491.00	$3,000.00	0%	$3,000.00
Event Planning	$7,000.00	$0.00	$7,000.00	$7,000.00	0%	$7,000.00
Pool Furniture repair & replacement	$4,000.00	$0.00	$4,000.00	$4,000.00	0%	$4,000.00
Total Amenity	**$249,850.00**	**$150,469.00**	**$107,383.00**	**$257,852.00**	**3%**	**$262,350.00**
Landscape and Pond Maintenace						
Contracts - Landscape	$80,336.00	$44,484.00	$35,852.00	$80,336.00	0%	$80,336.00
R&M-Other Landscape	$2,000.00	$3,156.00	$0.00	$3,156.00	58%	$5,000.00
Contracts-Landscape Consultant	$4,680.00	$2,730.00	$1,950.00	$4,680.00	0%	$4,680.00
Irrigation Maintenance	$3,000.00	$8,094.00	$0.00	$8,094.00	170%	$6,000.00
Stormwater Assessment	$20,000.00	$0.00	$20,000.00	$20,000.00	0%	$20,000.00
Reserve - Undesignated	$97,500.00	$12,953.00	$84,547.00	$97,500.00	0%	$97,500.00
Aquatic Maintenance	$21,722.00	$11,788.00	$9,934.00	$21,722.00	0%	$21,722.00
R&M-Tree Trimming	$10,000.00	$4,120.00	$5,880.00	$10,000.00	0%	$10,000.00
Total Landscape and Pond Maintenace	**$239,238.00**	**$87,325.00**	**$158,163.00**	**$245,488.00**	**3%**	**$245,238.00**
Capital Entryway Project						
Planning and Design	$600.00	$42,138.00	$0.00	$42,138.00	6923%	$10,000.00
Engineering	$600.00	$0.00	$600.00	$600.00	0%	$10,000.00
Legal Services	$600.00	$0.00	$600.00	$600.00	0%	$10,000.00
Infrastructure	$600.00	$5,136.00	$0.00	$5,136.00	756%	$10,000.00
Misc-Contingency	$600.00	$45.00	$555.00	$600.00	0%	$10,000.00
Total Capital Entryway Project	**$3,000.00**	**$47,319.00**	**$1,755.00**	**$49,074.00**	**1536%**	**$50,000.00**
TOTAL EXPENDITURES	**$845,512.00**	**$501,103.00**	**$406,335.00**	**$907,438.00**	**7%**	**$950,828.26**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$327,726.00	-$376,503.00	-$48,777.00	0%	$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		$0.00	$0.00	$0.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance		$327,726.00	-$376,503.00	-$48,777.00	0%	$0.00
FUND BALANCE, BEGINNING	$776,947.00	$776,947.00	$0.00	$776,947.00	0%	$728,170.00
FUND BALANCE, ENDING	**$776,947.00**	**$1,104,673.00**	**-$376,503.00**	**$728,170.00**	-6%	**$728,170.00**

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	$776,947.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	-$48,777.00
Estimated Funds Available - 9/30/2026	**$728,170.00**

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	$728,170.00
Less: First Quarter Operating Reserve (1)	-$237,707.06
Less: Designated Reserves for Capital Projects	-$97,500.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	**$392,962.94**

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessment-Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Room Rentals Income

The District receives revenue from the rental of the Clubhouse for events.

EXPENDITURES

<u>Financial and Administrative</u>

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District’s attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Misc-Assessment Collection Costs
The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Dues, Licenses and Fees
This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Insurance

Public Officials Insurance
The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance
The District will incur fees to insure items owned by the district for its property needs.

Insurance-General Liability
The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Insurance-Crime
The District will incur fees to protect financial losses caused by employee dishonesty, fraud, theft, and other criminal acts.

Utility Services

Utility - Electric
Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Amenity Internet
Internet service for clubhouse and other amenity locations.

Water/Waste
The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Amenity

Security System Monitoring & Maintenance
Cost of CDD repairs and maintenance of the security monitoring equipment.

Budget Narrative
Fiscal Year 2027

<u>Amenity</u> (continued)

Janitorial Services & Supplies
Cost of janitorial supplies for CDD Facilities.

Garbage Removal
Cost of dumpster rental and trash collection at CDD facilities.

Amenity Center Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Op Supplies - Clubhouse
Cost of operational supplies for clubhouse.

R&M – Amenity Center
Cost of repairs and regular maintenance of CDD amenities.

Community Enhancement Projects
Cost of planned initiatives designed to improve the social, economic, and physical conditions of the districts.

Pavement & Signage Repairs
Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Special Events
Cost of holiday celebrations and events hosted on CDD property.

R&M-Pools
Cost of pool treatment repairs and maintenance.

Security Patrol Services
Cost of CDD security personnel and equipment.

Holiday Decorations
Cost of decorations for major holidays (i.e., Christmas)

R&M - Clubhouse
This includes the repairs and maintenance of the Clubhouse and its equipment.

Event Planning
The cost associated with the planning of the district events.

Pool Furniture Repair & Replacement
Cost of acquisition and maintenance of furniture at the clubhouse.

<u>Landscape and Pond Maintenance</u>

Contract - Landscape
Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

R&M – Other Landscape
Cost of repairs and regular maintenance to landscaping and equipment.

Budget Narrative
Fiscal Year 2027

Landscape and Pond Maintenance (continued)

Contract Landscape Consultant
Cost for a specialist in planning, designing, and managing the outdoor environment and landscape architecture for the district.

Irrigation Maintenance
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Stormwater Assessment
Cost of the evaluation or measurement to determine the quantity, quality, and management needs of stormwater in the district.

Reserve - Undesignated
The board may set aside monetary reserves for necessary maintenance projects that are not designated within the district.

Aquatics – Maintenance
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

R&M Tree Trimming
The expenses are related to trimming of trees within the district.

Capital Entryway Project

Planning and Design
Cost of planning the entryway of the district property.

Engineering
Cost of the engineering company for the entryway of the district property.

Legal Services
Cost of the attorney for the entryway of the district property.

Infrastructure
Cost associated with the infrastructure of the entryway of the district property.

Contingency
Funds set aside for projects, as determined by the district’s board.

Northwood

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION - BASED ON CURRENT BUDGET

		General Fund				Units
Product		FY 2027	FY 2026	Dollar Change	Percent Change	
PARCEL 1A	Large	$1,519.77	$1,351.48	$168.29	12%	49
PARCEL 1B	Small	$1,519.77	$1,351.48	$168.29	12%	49
PARCEL 2	Small	$1,519.77	$1,351.48	$168.29	12%	80
PARCEL 3A	Large	$1,519.77	$1,351.48	$168.29	12%	25
PARCEL 3B	Large	$1,519.77	$1,351.48	$168.29	12%	41
PARCEL 4	Small	$1,519.77	$1,351.48	$168.29	12%	115
PARCEL 5	Large	$1,519.77	$1,351.48	$168.29	12%	33
PARCEL 6	Small	$1,519.77	$1,351.48	$168.29	12%	56
PARCEL 7	Small	$1,519.77	$1,351.48	$168.29	12%	79
PARCEL 8	Small	$1,519.77	$1,351.48	$168.29	12%	53
PARCEL 9	Small	$1,519.77	$1,351.48	$168.29	12%	52
Parcel 2- Partial Prepay	Small	$1,519.77	$1,351.48	$168.29	12%	2
Parcel 3A- Partial Prepay	Large	$1,519.77	$1,351.48	$168.29	12%	1
Parcel 4- Partial Prepay	Small	$1,519.77	$1,351.48	$168.29	12%	1
Total Pay Down (Large)		$1,519.77	$1,351.48	$168.29	12%	1
Total Pay Down (Small)		$1,519.77	$1,351.48	$168.29	12%	1
						638

**** New Area is assessed solely on Admin fees*

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Northwood Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 20, 2026.

Attested By:	**Northwood Community Development District**
______________________________	______________________________
Print Name:____________________	Print Name:____________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-05

A RESOLUTION DESIGNATING LEE GRAFFIUS AS ASSISTANT SECRETARY OF THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Northwood Community Development District desire to appoint Lee Graffius as Assistant Secretary;

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

1. Lee Graffius is appointed Assistant Secretary

Adopted this 20th day of July, 2026.

____

Chairman / Vice Chairman

____

Secretary / Assistant Secretary

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY FOR BOARD OF SUPERVISORS' MEETING ATTENDANCE AND PARTICIPATION; PROVIDING FOR IN-PERSON ATTENDANCE REQUIREMENTS; LIMITING REMOTE PARTICIPATION; OUTLINING COMPENSATION AND VOTING ELIGIBILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 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, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") finds that regular in-person attendance by Supervisors promotes effective governance, public engagement, transparency, and the efficient conduct of District business; and

WHEREAS, the Board desires to establish a policy regarding attendance, participation, voting, and compensation for meetings of the Board; and

WHEREAS, the Board determines this Resolution is in the best interest of the District and is necessary for the efficient conduct of District business.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

Section 1. **In-Person Attendance**. In order to promote transparency, accountability, and effective governance, Supervisors participating in regular, special, continued, and workshop meetings of the Board shall do so in person at the noticed meeting location, except as otherwise provided herein.

Section 2. **Remote Participation, Voting, Compensation.** A Supervisor may participate in a Board meeting by telephone or other communications media technology no more than one (1) time during each fiscal year ("**Authorized Remote Participation**"), provided such participation is otherwise permissible under applicable law and all applicable public meeting requirements are satisfied.

A Supervisor participating pursuant to an Authorized Remote Participation shall be deemed present for purposes of voting and compensation and may fully participate in the meeting to the same extent as a Supervisor physically present at the meeting location.

Any remote participation by a Supervisor in excess of the Authorized Remote Participation permitted under this Resolution shall not constitute attendance at the meeting for any purpose and shall not entitle the Supervisor to vote or to receive compensation for such meeting. Such Supervisor may provide comments during public discussion periods, consistent with the procedures applicable to public comment.

Section 3. Tracking. The District Manager shall maintain a record of each Supervisor's Authorized Remote Participation for each fiscal year.

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON JULY 20, 2026.

ATTEST:	**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Print Name:____________________	Print Name:____________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

THE H.O.A
HOME OWNER'S ASSISTANT
How may we assist you?

CLIENT : Northwood CDD
STREET : 27248 Big Sur Drive
CITY : Wesley Chapel
STATE : Florida
ZIP : 33544
PHONE : (813) 991-1155

NORTHWOOD_06262026_03

LABOR :

REPAIR: Diagnose 3 non-working outdoor Ceiling Fans and perform procedures to return them to full working capacity.

REPLACE: Remove 3 non-working outdoor Ceiling Fans and Replace them with 3 new outdoor Ceiling Fans.

MATERIALS :

REPAIR: All Hardware necessary, if repairable - including Balancing Weights, missing Ceiling Fan Blade & missing Ceiling Fan Arm.

REPLACE: 3 New Outdoor Ceiling Fans.

AGREEMENT :

Placement of the Client's Signature and the Current Date, below, is confirmation of the desire to move forward on this project, with 'The H.O.A. - Home Owner's Assistant', at the estimated Total Price listed and agreement to payment, in full, upon satisfactory completion of Project.

TOTAL :

REPAIR: Labor & Materials $299.00

REPLACE: Labor & Materials $499.00

SIGNATURE : ____________________ **DATE :** ____________________

ESTIMATE

DATE
6/10/2026

ESTIMATE #
1231

SCHAUB SERVICES LLC
102 E Canal Way NE
Lake Placid, Florida 33852
656-777-4991
BSchaub@SchaubServices.com

TECHNICIAN	JOB	MONTH	CODE
Bryan & Al	Northwood CDD	June	1010

DESCRIPTION

Repair/Installation of 3 Exterior Fans
Prep area and/or remove damaged items. Repair/Installation of 3 Exterior Fans (Fan Only) at the Northwood Pool House. All labor, materials, cleanup & disposal included.

Total	$458.00

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@inframark.com | www.inframark.com/maintenance

RECIPIENT:

Lee Graffius
Northwood CDD
27248 Big Sur Dr
Wesley Chapel, Florida 33544

Estimate #384

Sent on	______________
Total	**$660.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	removal and replacement of three outdoor ceiling fans on the pool deck. The cost will encompass mobilization, labor, materials, and disposal.	1	$660.00	$660.00

Total	**$660.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: ____________________ **Date:** ____________

THE H.O.A
HOME OWNER'S ASSISTANT
How may we assist you?

CLIENT : Northwood CDD
STREET : 27248 Big Sur Drive
CITY : Wesley Chapel
STATE : Florida
ZIP : 33544
PHONE : (813) 991-1155

NORTHWOOD_06262026_04

LABOR :

Installation of 2 Exterior Out-Swing Anti-Tampering Plates & 2 Exterior Door Guard Plates - 1 of each on the Women's Pool Bathroom Door & 1 of each on the Men's Pool Bathroom Door.

MATERIALS :

2 Exterior Out-Swing Anti-Tampering Plates, 2 Exterior Door Guard Plates & Mounting Hardware.

AGREEMENT :

Placement of the Client's Signature and the Current Date, below, is confirmation of the desire to move forward on this project, with 'The H.O.A. - Home Owner's Assistant', at the estimated Total Price listed and agreement to payment, in full, upon satisfactory completion of Project.

TOTAL :

$179.00
Labor & Materials

SIGNATURE : ____________________ DATE : ____________________

ESTIMATE

DATE
6/10/2026

ESTIMATE #
1229

SCHAUB SERVICES LLC
102 E Canal Way NE
Lake Placid, Florida 33852
656-777-4991
BSchaub@SchaubServices.com

TECHNICIAN	JOB	MONTH	CODE
Bryan & Al	Northwood CDD	June	1010

DESCRIPTION

Repair/Installation of Exterior Door Latch Security Plates

Prep area and/or remove damaged items. Repair/Installation of Exterior Door Latch Security Plates at Pool Restroom Doors. All labor, materials, cleanup & disposal included.

Total $190.00

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@inframark.com | www.inframark.com/maintenance

RECIPIENT:

Lee Graffius
Northwood CDD
27248 Big Sur Dr
Wesley Chapel, Florida 33544

Estimate #383

Sent on	______________
Total	**$250.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	professional installation services for new security plates over restroom door strikers, designed to enhance protection against break-ins and vandalism.	1	$250.00	$250.00

Total	**$250.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: ______________________ **Date:** _____________

How may we assist you?

THE H.O.A

HOME OWNER'S ASSISTANT

CLIENT : Northwood CDD
STREET : 27248 Big Sur Drive
CITY : Wesley Chapel
STATE : Florida
ZIP : 33544
PHONE : (813) 991-1155

NORTHWOOD_06262026_01

LABOR :

Remove, Repair, Replace & Reinforce 50ft x 6ft Green Chain Link Fencing via utilization of thicker (9 gauge) Chain Link Fencing, the addition of five 10ft Bottom Rails, additional Tension Bars and additional Tension Bands - all, current salvageable parts will be kept and reused, to reduce costs.

MATERIALS :

50ft x 6ft Roll of Green 9 Gauge Chain Link Fence, Five 10ft sections of Bottom Rail, Ten Rail End Caps, Two 6ft Tension Bars, Twenty Tension Bands, Two Packs of Heavy Duty Metal Zip Ties, One Roll of Vinyl Wire & all necessary Hardware.

AGREEMENT :

Placement of the Client's Signature and the Current Date, below, is confirmation of the desire to move forward on this project, with 'The H.O.A. - Home Owner's Assistant', at the estimated Total Price listed and agreement to payment, in full, upon satisfactory completion of Project.

TOTAL :

$899.00
Labor & Materials

SIGNATURE : ______________________ **DATE :** ______________________

THE H.O.A
HOME OWNER'S ASSISTANT
How may we assist you?

CLIENT : Northwood CDD
STREET : 27248 Big Sur Drive
CITY : Wesley Chapel
STATE : Florida
ZIP : 33544
PHONE : (813) 991-1155

NORTHWOOD_06292026_06

LABOR :

Remove, Repair, Replace & Reinforce 50ft x 5ft Green Chain Link Fencing via utilization of thicker (9 gauge) Chain Link Fencing, the addition of five 10ft Bottom Rails, additional Tension Bars and additional Tension Bands - all, current salvageable parts will be kept and reused, to reduce costs.

MATERIALS :

50ft x 5ft Roll of Green 9 Gauge Chain Link Fence, Five 10ft sections of Bottom Rail, Ten Rail End Caps, Two 6ft Tension Bars, Twenty Tension Bands, Two Packs of Heavy Duty Metal Zip Ties, One Roll of Vinyl Wire & all necessary Hardware.

AGREEMENT :

Placement of the Client's Signature and the Current Date, below, is confirmation of the desire to move forward on this project, with 'The H.O.A. - Home Owner's Assistant', at the estimated Total Price listed and agreement to payment, in full, upon satisfactory completion of Project.

TOTAL :

$799.00
Labor & Materials

SIGNATURE : ______________________ DATE : ______________________

ESTIMATE

DATE
6/10/2026

ESTIMATE #
1230

SCHAUB SERVICES LLC
102 E Canal Way NE
Lake Placid, Florida 33852
656-777-4991
BSchaub@SchaubServices.com

TECHNICIAN	JOB	MONTH	CODE
Bryan & Andrew	Northwood CDD	June	1010

DESCRIPTION

<u>Repair/Installation of Sports Court Chain Link Fence</u>
Prep area and/or remove damaged items. Repair/Installation of Sports Court Chain Link Fence with 6' Green Chain Link Fencing with <u>added top & side connectors</u> at the Northwood Sports Court. All labor, materials, cleanup & disposal included.

Total $1095.00

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@inframark.com | www.inframark.com/maintenance

RECIPIENT:

Lee Graffius
Northwood CDD
27248 Big Sur Dr
Wesley Chapel, Florida 33544

Estimate #380

Sent on	______________
Total	**$1,700.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	**Scope of Work – Basketball Court Fence Repair (Northwood Palms)** This project entails the removal and replacement of two (2) 50-foot sections of the existing green vinyl-coated chain link fence at the basketball court. The scope includes the removal and proper disposal of the two damaged fence sections. We will install new green vinyl-coated chain link fencing in the same locations, incorporating all necessary framework and wire ties. One section will be constructed to a height of 6 feet, while the other will be 5 feet in height. All associated costs will cover mobilization, labor, materials, and disposal.	1	$1,700.00	$1,700.00

Total **$1,700.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: ____________________ **Date:** ____________

THE H.O.A
HOME OWNER'S ASSISTANT
How may we assist you?

CLIENT : Northwood CDD
STREET : 27248 Big Sur Drive
CITY : Wesley Chapel
STATE : Florida
ZIP : 33544
PHONE : (813) 991-1155

NORTHWOOD_06292026_05

LABOR :

Installation of 1 Exterior Grade 1 'Storeroom' door handle (keyed access from outside and not lockable from inside), to work in conjunction with amenity card lock, on Women's Restroom.

MATERIALS :

1 Exterior Grade 1 'Storeroom' door handle

AGREEMENT :

Placement of the Client's Signature and the Current Date, below, is confirmation of the desire to move forward on this project, with 'The H.O.A. - Home Owner's Assistant', at the estimated Total Price listed and agreement to payment, in full, upon satisfactory completion of Project.

TOTAL :

$199.00
Labor & Materials

SIGNATURE : ______________________ DATE : ______________________

MINUTES OF MEETING
NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Northwood Community Development District was held on Monday, June 15, 2026, at 6:30 p.m. at the Northwood Clubhouse located at 27248 Big Sur Drive, Wesley Chapel, Florida 33544.

Present and constituting a quorum were:

Gersson Perez	Chairperson
Mimieaux Kilpatrick	Vice Chairperson
Barbara Cruz	Assistant Secretary *(via Teams)*
Brian Munari	Assistant Secretary
Brian Quigley	Assistant Secretary *(via Teams)*

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

Christina Newsome	District Manager, Inframark
Lee Graffius	District Manager, Inframark
Whitney Sousa	District Counsel *(via Teams)*
Tonja Stewart	District Engineer
Jen Lavelle	On-site Manager
Celia Nichols	Landscaping, Nichols Landscape
Residents and Members of the Public.	

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

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

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

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Aquatic Weed Control Service Report

The Board reviewed the aquatics report and again requested that a representative from Aquatic Weed Control, Inc. be present at the meetings.

B. Landscape Report

The Board reviewed the landscape report and again requested that a representative from Juniper Landscape be present at the meetings.

i. OLM Report

The Board reviewed the OLM Report and had no questions.

ii. OLM Grade Sheet

The Board reviewed the OLM Grade Sheet and stated the score was too high and that there should have been more defects listed in the report.

C. District Engineer

Ms. Stewart presented her report to the Board and answered the Board's questions.

D. District Counsel

Ms. Sousa presented her report to the Board and answered the Board's questions.

i. Discussion of Easement Encroachments

Discussion ensued regarding the easement encroachments, and it was decided that a letter would be sent to all impacted residents.

E. District Manager

Ms. Newsome presented her report and introduced Mr. Graffius to the Board. She announced that the next meeting is scheduled for July 20, 2026, at 6:30 p.m.

F. Infrastructure Update

Ms. Newsome presented the report to the Board.

Ms. Stewart will be meeting with the commissioner's office to request that the District be "grandfathered in" and will send an update via email to the Board after the meeting.

G. On-site Manager

i. Manager's Report

Ms. Lavelle presented her report to the Board and answered the Board's questions. The Board reviewed the proposals presented.

On MOTION by Mr. Perez, seconded by Mr. Quigley, with all in favor, the motion to approve Admiral Proposals in the amount of $4,731.04 carried. 5-0

FOURTH ORDER OF BUSINESS **Business Items**

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Minutes from the Meeting held May 18, 2026
B. Review of Financial Snapshot
C. Acceptance of May 2026 Financial Statements
D. Acceptance of May 2026 Check Register

On MOTION by Mr. Quigley, seconded by Ms. Kilpatrick, with all in favor, the motion to approve the Consent Agenda containing the May 18, 2026, Meeting Minutes, the Financial Snapshot, the May 2026 Financial Statements, and the May 2026 Check Register carried. 5-0

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

Mr. Quigley requested an update on the latches and was informed that stronger magnets are being ordered.

Ms. Kilpatrick inquired about bond issuances and assets and about off duty patrols being scheduled for July 4^{th}.

Mr. Perez discussed the pool and clubhouse hours and a possible change in service times.

SEVENTH ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Perez, seconded by Ms. Kilpatrick, with all in favor, the meeting was adjourned at 9:00 p.m. 5-0

____________________________ ____________________________

Secretary / Assistant Secretary Chairman / Vice Chairman

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Northwood Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FIXED ASSETS FUND	TOTAL
ASSETS			
Cash In Bank	$ 212,579	$ -	$ 212,579
Cash In Bank	148,998	-	148,998
Accounts Receivable - Other	5,031	-	5,031
Investments:			
Money Market Account	337,595	-	337,595
SBA Account	316,593	-	316,593
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	**$ 1,022,696**	**$ 8,386,926**	**$ 9,409,622**
LIABILITIES			
Accounts Payable	$ 10,512	$ -	$ 10,512
Refundable Deposits	550	-	550
TOTAL LIABILITIES	**11,062**	**-**	**11,062**
FUND BALANCES			
Unassigned:	1,011,634	8,386,926	9,398,560
TOTAL FUND BALANCES	**1,011,634**	**8,386,926**	**9,398,560**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,022,696**	**$ 8,386,926**	**$ 9,409,622**

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
REVENUES				
Interest - Investments	$ 15,000	$ 24,619	$ 9,619	164.13%
Room Rentals	20,000	-	(20,000)	0.00%
Interest - Tax Collector	-	1,056	1,056	0.00%
Special Assmnts- Tax Collector	810,512	817,274	6,762	100.83%
Other Miscellaneous Revenues	-	8,079	8,079	0.00%
TOTAL REVENUES	**845,512**	**851,028**	**5,516**	**100.65%**
EXPENDITURES				
Administration				
Supervisor Fees	14,000	8,600	5,400	61.43%
District Counsel	10,000	6,469	3,531	64.69%
District Engineer	10,000	12,555	(2,555)	125.55%
District Manager	66,950	51,174	15,776	76.44%
Auditing Services	6,000	7,600	(1,600)	126.67%
Onsite Staff	83,000	63,496	19,504	76.50%
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	388	1,612	19.40%
Dues, Licenses, Subscriptions	3,000	1,865	1,135	62.17%
Total Administration	222,514	178,103	44,411	80.04%
Utility Services				
Amenity Internet	9,980	6,765	3,215	67.79%
Water/Waste	8,200	4,946	3,254	60.32%
Utility - Electric	112,730	79,853	32,877	70.84%
Total Utility Services	130,910	91,564	39,346	69.94%
Other Physical Environment				
Contracts-Landscape Consultant	4,680	3,510	1,170	75.00%
Contracts - Landscape	80,336	57,257	23,079	71.27%
Stormwater Assessment	20,000	-	20,000	0.00%
R&M-Other Landscape	2,000	6,399	(4,399)	319.95%
Aquatic Maintenance	21,722	15,156	6,566	69.77%
R&M-Tree Trimming	10,000	4,120	5,880	41.20%
Irrigation Maintenance	3,000	8,365	(5,365)	278.83%
Reserve - Undesignated	97,500	17,596	79,904	18.05%
Total Other Physical Environment	239,238	112,403	126,835	46.98%

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Capital Expenditures & Projects				
Engineering	600	-	600	0.00%
Legal Services	600	-	600	0.00%
Planning and Design	600	51,271	(50,671)	8545.17%
Misc-Contingency	600	49	551	8.17%
Infrastructure	600	5,136	(4,536)	856.00%
Total Capital Expenditures & Projects	3,000	56,456	(53,456)	1881.87%
Parks and Recreation				
Security Patrol Services	22,500	28,350	(5,850)	126.00%
Pest Control	1,100	604	496	54.91%
Janitorial Cleaning	5,000	3,400	1,600	68.00%
R&M-Clubhouse	3,000	509	2,491	16.97%
R&M-Pools	10,000	17,520	(7,520)	175.20%
Pool Furniture repair & replacement	4,000	-	4,000	0.00%
Recreation / Park Facility Maintenance	2,000	69	1,931	3.45%
Security System Monitoring & Maint.	10,000	10,429	(429)	104.29%
Pavement/Signage/Wall Repairs	2,500	-	2,500	0.00%
Garbage Collection	162,750	108,318	54,432	66.55%
Event Planning	7,000	-	7,000	0.00%
Special Events	15,000	4,500	10,500	30.00%
Community Enhancement Projects	3,000	-	3,000	0.00%
Op Supplies - Clubhouse	2,000	4,116	(2,116)	205.80%
Total Parks and Recreation	249,850	177,815	72,035	71.17%
TOTAL EXPENDITURES	**845,512**	**616,341**	**229,171**	**72.90%**
Excess (deficiency) of revenues Over (under) expenditures	-	234,687	234,687	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**776,947**		
FUND BALANCE, ENDING		**$ 1,011,634**		

Bank Account Statement

Northwood CDD

Saturday, July 11, 2026
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Bank Account No.	4197		
Statement No.	06-26	**Statement Date**	06/30/2026

G/L Account No. 101005 Balance	148,998.12	**Statement Balance**	150,457.12
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	150,457.12
Subtotal	148,998.12	**Outstanding Checks**	-1,459.00
Negative Adjustments	0.00	**Ending Balance**	148,998.12
Ending G/L Balance	148,998.12		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/08/2026		TAX ASSESS	Special Assmnts-Tax Collector	TAX ASSESSMENTS RECEIVED	1,719.62	1,719.62	0.00
06/15/2026		TAX ASSESS-1	Special Assmnts-Tax Collector	TAX ASSESSMENTS RECEIVED	10,466.02	10,466.02	0.00
06/15/2026		TAX ASSESS-2	Interest - Tax Collector	TAX ASSESSMENTS - INTEREST RECEIVED	324.34	324.34	0.00
06/17/2026		JE001228	R&M-Pools	GPS POOLS	852.25	852.25	0.00
06/01/2026		JE001229	Onsite Staff	DECISIONHR IX	3,174.77	3,174.77	0.00
06/01/2026		JE001230	Security System Monitoring & Maint.	ADT SECURITY SERVICES	416.44	416.44	0.00
06/01/2026		JE001231	Garbage Collection	WASTE CONNECTIONS	13,398.00	13,398.00	0.00
06/01/2026		JE001232	Prepaid Items	WASTE CONNECTIONS	146.30	146.30	0.00
06/01/2026		JE001233	Prepaid Items	WASTE CONNECTIONS	13,398.00	13,398.00	0.00
06/01/2026		JE001234	Prepaid Items	BANK UNITED CC PMT	699.27	699.27	0.00
06/01/2026		JE001235	Prepaid Items	FRONTIER	99.00	99.00	0.00
06/01/2026		JE001236	Prepaid Items	PASCO COUNTY UTILITIES	122.21	122.21	0.00
06/01/2026		JE001238	Prepaid Items	FRONTIER	0.99	0.99	0.00
Total Deposits					44,817.21	44,817.21	0.00
Checks							
							0.00
03/20/2026	Payment	300101	DECISIONHR IX	Inv: 260056230006-ACH	-3,174.77	-3,174.77	0.00
04/13/2026	Payment	300104	ADT SECURITY SERVICES	Inv: 032226-3626-ACH	-416.44	-416.44	0.00
04/24/2026	Payment	300109A	WASTE CONNECTIONS	Inv: 8823358W425-ACH	-13,398.00	-13,398.00	0.00
05/28/2026	Payment	100164	STRALEY ROBIN VERICKER	Inv: 28449	-2,104.50	-2,104.50	0.00
05/28/2026	Payment	100165	FRANCISCO M MONSERRATE	Inv: 050726-, Inv: 050826-, Inv: 051326-, Inv: 051526-, I	-1,500.00	-1,500.00	0.00
06/01/2026	Payment	300120	FRONTIER COMMUNICATION S	Inv: 050426-22-5-ACH	-99.99	-99.99	0.00
06/01/2026	Payment	300121	BANK UNITED CC PMT	Inv: 043026-3194-ACH	-699.27	-699.27	0.00

Bank Account Statement

Northwood CDD

Bank Account No. 4197

Statement No. 06-26 **Statement Date** 06/30/2026

06/01/2026	Payment	300122	WASTE CONNECTIONS	Inv: 2191523W426-ACH	-146.30	-146.30	0.00
06/01/2026	Payment	300123	WASTE CONNECTIONS	Inv: 8880995W425-ACH	-13,398.00	-13,398.00	0.00
06/02/2026	Payment	1034	PASCO COUNTY UTILITIES SERVICE	Check for Vendor V00031	-428.33	-428.33	0.00
06/03/2026	Payment	300124	FRONTIER COMMUNICATION S	Inv: 052626-23-5-ACH	-528.50	-528.50	0.00
06/03/2026	Payment	300125	FRONTIER COMMUNICATION S	Inv: 051326-08-5-ACH	-204.23	-204.23	0.00
06/08/2026	Payment	1035	PASCO COUNTY UTILITIES SERVICE	Check for Vendor V00031	-380.94	-380.94	0.00
06/08/2026	Payment	1036	XIOMARYS CONCEPCION	Check for Vendor V00235	-500.00	-500.00	0.00
06/08/2026	Payment	100167	JUNIPER LANDSCAPING OF FLORIDA LLC	Inv: 399385	-6,386.38	-6,386.38	0.00
06/08/2026	Payment	100168	GPS POOLS	Inv: MAY-2041sou	-852.25	-852.25	0.00
06/08/2026	Payment	100169	BIG DOG SERVICES LLC	Inv: 060126-	-150.00	-150.00	0.00
06/08/2026	Payment	100170	NICHOLS LANDSCAPE ARCHITECTURE	Inv: MN23-1.20	-1,594.99	-1,594.99	0.00
06/08/2026	Payment	100171	JAMES E. LA ROSE JR. 181	Inv: 052726-, Inv: 050626-, Inv: 050126-	-900.00	-900.00	0.00
06/08/2026	Payment	100172	BUSINESS OBSERVER INC	Inv: 26-01177P	-74.38	-74.38	0.00
06/10/2026	Payment	300126	ADT SECURITY SERVICES	Inv: 052226-3626-ACH	-228.09	-228.09	0.00
06/12/2026	Payment	300127	WASTE CONNECTIONS	Inv: 8882393W425	-60.00	-60.00	0.00
06/12/2026	Payment	300128	TAMPA ELECTRIC COM	Inv: 060526-0001	-8,616.95	-8,616.95	0.00
06/12/2026	Payment	300129	FRONTIER COMMUNICATION S	Inv: 060426-22-5	-99.99	-99.99	0.00
06/18/2026	Payment	100174	GPS POOLS	Inv: Flo Repair	-220.00	-220.00	0.00
06/18/2026	Payment	100175	AQUATIC WEED CONTROL, INC.	Inv: 1139552, Inv: 1140681	-3,368.00	-3,368.00	0.00
06/18/2026	Payment	100177	INFRAMARK LLC	Inv: 180977	-5,579.17	-5,579.17	0.00
06/18/2026	Payment	100178	JOHNSON CONTROLS SECURITY	Inv: 42462702	-2,027.69	-2,027.69	0.00
06/18/2026	Payment	100179	STANTEC CONSULTING	Inv: 2570356	-4,517.50	-4,517.50	0.00
06/24/2026	Payment	300131	ADP INC	Inv: 722973358	-20.40	-20.40	0.00
06/26/2026	Payment	300133	WASTE CONNECTIONS	Inv: 8937789W425-ACH	-14,737.80	-14,737.80	0.00
06/26/2026	Payment	300135	WASTE CONNECTIONS	Inv: 2212283W426-ACH	-160.95	-160.95	0.00
06/25/2026	Payment	300136	BANK UNITED CC PMT	Inv: 053126-3194-ACH	-370.17	-370.17	0.00
06/10/2026		JE001223	Water/Waste	PASCO COUNTY UTILITIES	-118.55	-118.55	0.00
06/11/2026		JE001224	Onsite Staff	PAYCHEX PAYROLL	-3,677.43	-3,677.43	0.00
06/17/2026		JE001225	Supervisor Fees	Supervisor Fees	-800.00	-800.00	0.00
06/25/2026		JE001226	Onsite Staff	PAYCHEX PAYROLL	-3,425.57	-3,425.57	0.00

Bank Account Statement

Northwood CDD

Bank Account No. 4197

Statement No. 06-26 **Statement Date** 06/30/2026

06/16/2026		JE001227	Dues, Licenses, Subscriptions	PAGE PER PAGE	-73.81	-73.81	0.00
06/01/2026		JE001237	Water/Waste	PASCO COUNTY UTILITIES	-122.21	-122.21	0.00
Total Checks					-95,161.55	-95,161.55	0.00

Adjustments

Total Adjustments

Outstanding Checks

06/18/2026	Payment	100173	OLM, INC.	Inv: 47509	-390.00
06/18/2026	Payment	100176	FRANCISCO M MONSERRATE	Inv: 060526-, Inv: 061026-	-600.00
06/24/2026	Payment	300130	FRONTIER COMMUNICATIONS	Inv: 061326-08-5	-204.23
06/26/2026	Payment	300134	WASTE CONNECTIONS	Inv: 8938439W425-ACH	-264.77
Total Outstanding Checks					-1,459.00

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Northwood CDD

Saturday, July 11, 2026
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Bank Account No.	4615		
Statement No.	06-26	**Statement Date**	06/30/2026

G/L Account No. 101004 Balance	212,579.03	**Statement Balance**	212,579.03
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	212,579.03
Subtotal	212,579.03	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	212,579.03
Ending G/L Balance	212,579.03		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/30/2026		JE001222	Interest - Investments	Interest Earned	609.77	609.77	0.00
Total Deposits					609.77	609.77	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

BankUnited

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

Statement Date: June 30, 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

>002504 7867647 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

Customer Message Center

Go green and stay secure-switch to paperless statements today for safer, faster access to your accounts.

PUBLIC FUNDS BUSINESS CHECKING Account ********4197

Account Summary

Statement Balance as of 05/31/2026			$200,801.46
Plus	6	Deposits and Other Credits	$13,933.76
Less	37	Withdrawals, Checks, and Other Debits	$64,278.10
Less		Service Charge	$0.00
Plus		Interest Paid	$0.00
Statement Balance as of 06/30/2026			$150,457.12

Activity By Date

Date	*Description*	*Withdrawals*	*Deposits*	*Balance*
06/03/2026	WASTE CONNECTION WEB_PAY 17301100060226 BANK UNITED NORTHWOOD	$60.00		$200,741.46
06/03/2026	CHECK #100164	$2,104.50		$198,636.96
06/08/2026	PASCOTAX TAX ACC 000000000024406 NORTHWOOD CDD		$1,364.18	$200,001.14
06/08/2026	PASCOTAX TAX ACC 000000000024406 NORTHWOOD CDD		$355.44	$200,356.58

Statement Date: June 30, 2026
Account Number: ********4197

Activity By Date

Date	*Description*	*Withdrawals*	*Deposits*	*Balance*
06/08/2026	PAYCHEX TPS TAXES 17139100003376X NORTHWOOD CDD		$16.60	$200,373.18
06/08/2026	CHECK #100165	$1,500.00		$198,873.18
06/08/2026	PAYCHEX TPS TAXES 17147100001310X NORTHWOOD CDD	$554.93		$198,318.25
06/09/2026	PAYCHEX TPS TAXES 17162600007459X NORTHWOOD CDD		$554.93	$198,873.18
06/09/2026	FRONTIER COMMUNI BILL PAY 10643778501 NORTHWOODCDD NORTHWOOD	$204.23		$198,668.95
06/09/2026	AVIDPAY SERVICE AVIDPAY CK100167 NORTHWOOD CDD	$6,386.38		$192,282.57
06/09/2026	AVIDPAY SERVICE AVIDPAY CK100168 NORTHWOOD CDD	$852.25		$191,430.32
06/09/2026	AVIDPAY SERVICE AVIDPAY CK100172 NORTHWOOD CDD	$74.38		$191,355.94
06/10/2026	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	$14.52		$191,341.42
06/10/2026	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	$104.03		$191,237.39
06/11/2026	CHECK #1034	$428.33		$190,809.06
06/11/2026	PAYCHEX INC. PAYROLL 17162200005757X NORTHWOOD CDD	$2,523.20		$188,285.86
06/11/2026	PAYCHEX EIB INVOICE X17166100005140 NORTHWOOD CDD	$565.37		$187,720.49
06/11/2026	ADT SECURITY SER ADTPAPACH NORTHWOOD	$228.09		$187,492.40
06/12/2026	CHECK #1036	$500.00		$186,992.40
06/12/2026	PAYCHEX TPS TAXES 17162600020767X NORTHWOOD CDD	$588.86		$186,403.54
06/12/2026	ADP PAYROLL FEES ADP FEES	$20.40		$186,383.14

BankUnited

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

Statement Date: June 30, 2026
Account Number: ********4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	548101156409 722973358INFRAMARK, LL			
06/15/2026	PASCOTAX TAX ACC 000000000024406 NORTHWOOD CDD		$10,790.36	$197,173.50
06/16/2026	CHECK #1035	$380.94		$196,792.56
06/16/2026	PAGE PER PAGE ONLINE PAY 07EC00E0-6E43-4 NORTHWOOD CDD	$73.81		$196,718.75
06/17/2026	NORTHWOOD CDD AVIDPAY CK100168 NORTHWOOD CDD		$852.25	$197,571.00
06/17/2026	CHECK #100169	$150.00		$197,421.00
06/17/2026	CHECK #100171	$900.00		$196,521.00
06/17/2026	ADP WAGE PAY WAGE PAY 9285434356038EK NORTHWOOD COMMUNITY DE	$800.00		$195,721.00
06/22/2026	AVIDPAY SERVICE AVIDPAY CK100177 NORTHWOOD CDD	$5,579.17		$190,141.83
06/22/2026	AVIDPAY SERVICE AVIDPAY CK100174 NORTHWOOD CDD	$220.00		$189,921.83
06/23/2026	FRONTIER COMMUNI BILL PAY 10684916351 BANKUNITED NORTHWOOD C	$528.50		$189,393.33
06/24/2026	WASTE CONNECTION WEB_PAY 17843645062326 BANK UNITED NORTHWOOD	$14,737.80		$174,655.53
06/24/2026	WASTE CONNECTION WEB_PAY 17851223062326 BANK UNITED NORTHWOOD	$160.95		$174,494.58
06/24/2026	CHECK #100170	$1,594.99		$172,899.59
06/24/2026	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	$8,616.95		$164,282.64
06/25/2026	PAYCHEX EIB INVOICE X17358000000363 NORTHWOOD CDD	$565.37		$163,717.27
06/25/2026	PAYCHEX INC. PAYROLL 17351200024770X	$2,342.98		$161,374.29

Statement Date: June 30, 2026
Account Number: ********4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	NORTHWOOD CDD			
06/26/2026	PAYCHEX TPS TAXES 17344600019357X NORTHWOOD CDD	$533.82		$160,840.47
06/29/2026	CHECK #100175	$3,368.00		$157,472.47
06/29/2026	CHECK #100178	$2,027.69		$155,444.78
06/29/2026	CHECK #100179	$4,517.50		$150,927.28
06/29/2026	CHECK #9973718	$370.17		$150,557.11
06/30/2026	FRONTIER COMMUNI BILL PAY 10704284481 BANKUNITED NORTHWOOD C	$99.99		$150,457.12

Check Transactions

Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
1034	06/11	$428.33	100165	06/08	$1,500.00	100175*	06/29	$3,368.00
1035	06/16	$380.94	100169*	06/17	$150.00	100178*	06/29	$2,027.69
1036	06/12	$500.00	100170	06/24	$1,594.99	100179	06/29	$4,517.50
100164*	06/03	$2,104.50	100171	06/17	$900.00	9973718*	06/29	$370.17

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

Balances by Date

Date	Balance	Date	Balance	Date	Balance	Date	Balance
05/31	$200,801.46	06/11	$187,492.40	06/22	$189,921.83	06/29	$150,557.11
06/03	$198,636.96	06/12	$186,383.14	06/23	$189,393.33	06/30	$150,457.12
06/08	$198,318.25	06/15	$197,173.50	06/24	$164,282.64		
06/09	$191,355.94	06/16	$196,718.75	06/25	$161,374.29		
06/10	$191,237.39	06/17	$195,721.00	06/26	$160,840.47		

Other Balances

Minimum Balance this Statement Period	$150,457.12

BankUnited

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

Statement Date: June 30, 2026

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

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02504 7867647 006023 012045 0003/0003

Statement Date: June 30, 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.

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

Statement Date: June 30, 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

>000778 7867635 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

Customer Message Center

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PUBLIC FUNDS MONEY MARKET Account ********4139

Account Summary

Statement Balance as of 05/31/2026				$336,676.83
	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	$918.16
Statement Balance as of 06/30/2026				$337,594.99

Interest Summary

Beginning Interest Rate	3.32%
Interest Period Days	30
Interest Annual Percentage Yield Earned this Statement Period (APYE)	3.37%
Interest Paid this Statement Period	$918.16
Interest Paid Year to Date	$8,157.73

Activity By Date

Date	*Description*	*Withdrawals*	*Deposits*	*Balance*
06/30/2026	Interest Paid		$918.16	$337,594.99

BankUnited, N.A.

Statement Date: June 30, 2026
Account Number: ********4139

Rates By Date

Date	*Rate*
06/01	3.32%

Balances by Date

Date	*Balance*	*Date*	*Balance*
05/31	$336,676.83	06/30	$337,594.99

Other Balances

Minimum Balance this Statement Period	$336,676.83

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

Statement Date: June 30, 2026
Account Number: ********4139

If your account does not balance please check the following carefully:
Have you entered the amount of each check in your checkbook register?
Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?
Have you checked all additions and subtractions in your checkbook register?
Have you carried the correct balance forward when starting a new page in your checkbook register?

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

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

For Consumer Customers Only
Please contact us if you think your statement is wrong or if you need additional information about a transaction. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.
1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need further information.
3. Tell us the dollar amount of the suspected error.
You may be required to put your request in writing. We will investigate your complaint and will correct any error promptly.

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

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

BankUnited

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FLORIDA PRIME™
AN INVESTMENT SERVICE FOR PUBLIC FUNDS

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

AGENCY ACCOUNT 231341
06/01/2026 - 06/30/2026

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

Participant Return 06/30/2026 : 3.83 %

Date	Transaction Type	Description	Amount	Balance
06/01/2026	BEGINNING BALANCE			315,599.50
06/30/2026	EARNED INCOME	INTEREST	993.47	316,592.97
	Totals:		993.47	316,592.97

Last Statement:	May 31, 2026
Statement Ending:	June 30, 2026
Page:	1 of 2

Valley

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

26556 M0656DDA070126111812 08 000000000 287547 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

87547 0957595 0001-0002 287547

Account Statement

GOVERNMENT CHECKING - XXXXXX4615

SUMMARY FOR THE PERIOD: 06/01/26 - 06/30/26

NORTHWOOD COMMUNITY DEVELOPMENT

Beginning Balance		Deposits & Other Credits		Withdrawals & Other Debits		Ending Balance
$211,969.26	+	$609.77	-	$0.00	=	$212,579.03

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			$211,969.26
06/30	INTEREST CREDIT		$609.77	$212,579.03
Ending Balance				**$212,579.03**

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	$211,969.00	Annual % Yield Earned	3.56%
Year-to-Date Interest Paid	$3,658.19	Interest Paid	$609.77

OVERDRAFT FEES

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

Valley

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

Account Number: XXXXXX4615
Statement Date: 06/30/2026
Page : 2 of 2

87547 0957596 0002-0002 287547

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.

Northwood CDD

Cash Flow Projection

7/10/2026

	Balances	Interest Rate
Operating Account - Bank United	135,567.81	0.00%
MM Acount - Bank United	337,594.99	3.37%
Reserve - Valley National Bank	212,579.03	3.56%
SBA Account	316,592.97	3.83%
Less: Current Outstanding AP	(5,795.40)	
Estimated Cash Available To Date	996,539.40	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	996,539.40	

Projections:

Monthly Average Spend (9 Months October-June)	*70,000.00*
Total Monthly Average Spend	70,000.00
Average Spend to YE (3 months July-September)	210,000.00
Expected Cash Flow at YE (9/30/26)	**786,539.40**
Average Spend 1st QTR FY27 (2 mos avg spend)	140,000.00
Expected Need through 1st QTR FY27	**646,539.40**

**tax roll revenue for the new FY is received in December*

NORTHWOOD
Community Development District

Trend Report - General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

													TOTAL				
Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Budget	Aug Budget	Sep Budget	Actual Thru 6/30/2026	Projected Next 3 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	$ 2,521	$ 1,250	$ 1,250	$ 1,250	$ 24,619	$ 3,751	$ 28,370	$ 15,000	189%
Room Rentals	-	-	-	-	-	-	-	-	-	1,667	1,667	1,667	-	5,001	5,001	20,000	25%
Interest - Tax Collector	-	102	-	551	-	-	78	-	324	-	-	-	1,056	(1)	1,055	-	0%
Special Assmnts- Tax Collector	3,466	96,606	626,039	22,768	13,670	12,146	25,985	4,408	12,186	-	-	-	817,274	-	817,274	810,512	101%
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**	**15,031**	**2,917**	**2,917**	**2,917**	**851,028**	**8,751**	**859,779**	**845,512**	**102%**
Expenditures																	
Administrative																	
Supervisor Fees	1,000	1,000	1,000	1,000	-	2,000	1,000	800	800	1,167	1,167	1,167	8,600	3,501	12,101	14,000	86%
District Counsel	127	-	244	549	-	-	921	2,105	2,524	833	833	833	6,469	2,500	8,969	10,000	90%
District Engineer	-	636	1,097	2,021	-	2,645	1,639	-	4,518	833	833	833	12,555	2,500	15,055	10,000	151%
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	51,174	16,735	67,909	66,950	101%
Auditing Services	-	-	-	-	-	-	7,600	-	-	500	500	500	7,600	1,500	9,100	6,000	152%
Onsite Staff	9,720	6,527	6,522	6,420	6,983	9,934	6,737	6,724	3,928	6,917	6,917	6,917	63,496	20,750	84,246	83,000	102%
Insurance - General Liability	4,511	-	-	-	-	-	-	-	-	399	399	399	4,511	1,197	5,708	4,788	119%
Public Officials Insurance	5,492	-	-	-	-	-	-	-	-	486	486	486	5,492	1,458	6,950	5,829	119%
Insurance -Property & Casualty	15,611	-	-	-	-	-	-	-	-	1,371	1,371	1,371	15,611	4,113	19,724	16,447	120%
Insurance - Crime	342	-	-	-	-	-	-	-	-	42	42	42	342	126	468	500	94%
Legal Advertising	19	-	(79)	-	-	79	-	74	295	167	167	167	388	501	889	2,000	44%
Payroll Services	-	-	-	-	1,000	(1,000)	-	-	-	-	-	-	-	-	-	-	0%
Dues, Licenses, Subscriptions	535	729	1,395	577	(2,305)	250	348	113	222	250	250	250	1,865	749	2,614	3,000	87%
Total Administrative	42,936	14,471	15,758	16,146	11,257	20,448	23,824	15,395	17,866	18,544	18,544	18,544	178,103	55,630	233,733	222,514	105%
Utility Services																	
Amenity Internet	267	796	1,157	796	454	815	815	833	833	832	832	832	6,765	2,497	9,262	9,980	93%
Water/Waste	479	469	923	1,219	(381)	287	609	381	962	683	683	683	4,946	2,051	6,997	8,200	85%
Utility - Electric	10,009	8,084	8,666	8,613	9,095	9,423	8,738	8,609	8,617	9,394	9,394	9,394	79,853	28,183	108,036	112,730	96%
Total Utility Services	10,755	9,349	10,746	10,628	9,168	10,525	10,162	9,823	10,412	10,909	10,909	10,909	91,564	32,731	124,295	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	3,510	1,170	4,680	4,680	100%
Contracts - Landscape	6,166	6,386	6,386	6,386	6,386	6,386	6,386	6,386	6,386	6,695	6,695	6,695	57,257	20,082	77,339	80,336	96%
Stormwater Assessment	-	-	-	-	-	-	-	-	-	1,667	1,667	1,667	-	5,001	5,001	20,000	25%
R&M-Other Landscape	875	(875)	-	3,156	-	-	-	-	3,243	167	167	167	6,399	501	6,900	2,000	345%
Aquatic Maintenance	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,810	1,810	1,810	15,156	5,430	20,586	21,722	95%
R&M-Tree Trimming	-	550	3,570	-	-	-	-	-	-	833	833	833	4,120	2,499	6,619	10,000	66%

NORTHWOOD
Community Development District

Trend Report - General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Budget	Aug Budget	Sep Budget	TOTAL Actual Thru 6/30/2026	Projected Next 3 Mths	FY2026 Total	Adopted Budget	% of Budget
Irrigation Maintenance	-	1,752	-	4,670	360	1,225	88	-	271	250	250	250	8,365	751	9,116	3,000	304%
Reserve - Undesignated	-	846	3,241	(2,930)	-	8,023	3,773	23	4,620	8,125	8,125	8,125	17,596	24,375	41,971	97,500	43%
Total Other Physical Environment	17,407	10,733	6,979	13,356	8,820	17,708	12,321	8,483	16,594	19,937	19,937	19,937	112,403	59,809	172,212	239,238	72%
Capital Expenditures & Projects																	
Engineering	-	-	-	-	-	-	-	-	-	50	50	50	-	150	150	600	25%
Legal Services	-	-	-	-	-	-	-	-	-	50	50	50	-	150	150	600	25%
Planning and Design	400	-	35,429	3,887	-	-	2,422	1,595	7,538	50	50	50	51,271	150	51,421	600	8570%
Misc-Contingency	45	-	-	-	-	-	-	4	-	50	50	50	49	150	199	600	33%
Infrastructure	-	-	-	-	-	5,136	-	-	-	50	50	50	5,136	150	5,286	600	881%
Total Capital Expenditures & Projects	445	-	35,429	3,887	-	5,136	2,422	1,599	7,538	250	250	250	56,456	750	57,206	3,000	1907%
Parks and Recreation																	
Security Patrol Services	2,550	3,150	4,800	3,900	2,250	4,050	3,450	2,550	1,650	1,875	1,875	1,875	28,350	5,625	33,975	22,500	151%
Pest Control	-	116	-	186	-	116	-	186	-	92	92	92	604	276	880	1,100	80%
Janitorial Cleaning	975	-	-	975	150	-	600	-	700	417	417	417	3,400	1,251	4,651	5,000	93%
R&M-Clubhouse	-	70	-	-	-	-	439	-	-	250	250	250	509	750	1,259	3,000	42%
R&M-Pools	800	1,110	800	2,219	8,260	995	1,121	1,852	363	833	833	833	17,520	2,499	20,019	10,000	200%
Pool Furniture repair & replacement	-	-	-	-	-	-	-	-	-	333	333	333	-	999	999	4,000	25%
Recreation / Park Facility Maintenance	-	-	-	-	-	-	69	-	-	167	167	167	69	501	570	2,000	29%
Security System Monitoring & Maint.	2,318	-	-	3,224	223	416	640	1,767	1,839	833	833	833	10,429	2,497	12,926	10,000	129%
Pavement/Signage/Wall Repairs	-	-	-	-	-	-	-	-	-	208	208	208	-	624	624	2,500	25%
Garbage Collection	25,695	(1)	25,984	784	13,544	13,398	13,544	13,544	1,826	13,563	13,563	13,563	108,318	40,689	149,007	162,750	92%
Event Planning	-	-	-	-	-	-	-	-	-	583	583	583	-	1,749	1,749	7,000	25%
Special Events	-	1,500	-	-	-	500	2,500	-	-	1,250	1,250	1,250	4,500	3,750	8,250	15,000	55%
Community Enhancement Projects	-	-	-	-	-	-	-	-	-	250	250	250	-	750	750	3,000	25%
Op Supplies - Clubhouse	-	-	-	-	3,019	-	28	699	370	167	167	167	4,116	501	4,617	2,000	231%
Total Parks and Recreation	32,338	5,945	31,584	11,288	27,446	19,475	22,391	20,598	6,748	20,821	20,821	20,821	177,815	62,461	240,276	249,850	96%
Total Expenditures	**103,881**	**40,498**	**100,496**	**55,305**	**56,691**	**73,292**	**71,120**	**55,898**	**59,158**	**70,461**	**70,461**	**70,461**	**616,341**	**211,381**	**827,722**	**845,512**	98%
Excess (deficiency) of revenues Over (under) expenditures	$ (98,235)	$ 58,205	$ 528,214	$ (20,758)	$ (40,113)	$ (57,842)	$ (41,923)	$ (48,732)	$ (44,127)	$ (67,544)	$ (67,544)	$ (67,544)	234,687	(202,630)	32,057	-	0%
Fund Balance, Beginning (Oct 1, 2025)													**776,947**	**-**	**776,947**	**776,947**	
Fund Balance, Ending													**$ 1,011,634**	**$ (202,630)**	**$ 809,004**	**$ 776,947**	

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(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	100167	06/08/26	JUNIPER LANDSCAPING OF FLORIDA LLC	399385	Monthly Maintenance - June 2026	Landscape Maintenance	546300-53908	$6,386.38
001	100168	06/08/26	GPS POOLS	MAY-2041SOU	CHLORINE FEEDER	R&M-Pools	546074-57201	$852.25
001	100169	06/08/26	BIG DOG SERVICES LLC	060126-	Scheduler's Fee Off Duty Troopers 06/01/26	Security Patrol Services	531116-57201	$150.00
001	100170	06/08/26	NICHOLS LANDSCAPE ARCHITECTURE	MN23-1.20	LANDSCAPE ARCHITECTURE DESIGN SERVICES	Planning and Design	531053-53918	$1,594.99
001	100171	06/08/26	JAMES E. LA ROSE JR. 181	052726-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	$300.00
001	100171	06/08/26	JAMES E. LA ROSE JR. 181	050626-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	$300.00
001	100171	06/08/26	JAMES E. LA ROSE JR. 181	050126-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	$300.00
001	100172	06/08/26	BUSINESS OBSERVER INC	26-01177P	Legal Advertisement 5/22/26	Legal Advertising	548002-51301	$74.38
001	100173	06/18/26	OLM, INC.	47509	Landscape Inspection	Contracts-Landscape Consultant	534062-53908	$390.00
001	100174	06/18/26	GPS POOLS	FLO REPAIR	Install / Labor: Flow meter	R&M-Pools	546074-53908	$220.00
001	100175	06/18/26	AQUATIC WEED CONTROL, INC.	1139552	Monthly Maintenance	Aquatic Maintenance	546042-53908	$1,684.00
001	100175	06/18/26	AQUATIC WEED CONTROL, INC.	1140681	Monthly Maintenance	Aquatic Maintenance	546042-53908	$1,684.00
001	100176	06/18/26	FRANCISCO M MONSERRATE	061026-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	$300.00
001	100176	06/18/26	FRANCISCO M MONSERRATE	060526-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	$300.00
001	100177	06/18/26	INFRAMARK LLC	180977	June 2026	District Manager	531150-51301	$5,579.17
001	100178	06/18/26	JOHNSON CONTROLS SECURITY	42462702	QUARTERLY BILLING	Security System Monitoring & Maint.	546479-57201	$2,027.69
001	100179	06/18/26	STANTEC CONSULTING	2570356	Engineer Services	District Engineer	531147-51301	$4,517.50
001	1034	06/02/26	PASCO COUNTY UTILITIES SERVICE	24350968 A	SERVICE 03/09/26 - 04/08/26	Water/Waste	543018-53600	$122.21
001	1034	06/02/26	PASCO COUNTY UTILITIES SERVICE	24351747 A	SERVICE 03/09/26 - 04/08/26	Water/Waste	543018-53600	$46.54
001	1034	06/02/26	PASCO COUNTY UTILITIES SERVICE	24351844 A	SERVICE 03/09/26 - 04/08/26	Water/Waste	543018-53600	$259.58
001	1035	06/08/26	PASCO COUNTY UTILITIES SERVICE	24522143 CHECK	Utility-Water	Water/Waste	543018-53150	$104.03
001	1035	06/08/26	PASCO COUNTY UTILITIES SERVICE	24522922-CHECK	Utility-Water	Water/Waste	543018-53150	$14.52
001	1035	06/08/26	PASCO COUNTY UTILITIES SERVICE	24523020-CHECK	Utility-Water	Water/Waste	543018-53600	$262.39
001	1036	06/08/26	XIOMARYS CONCEPCION	060326-REIMB	REIMB- RENTAL DEPOSIT	Reserve - Undesignated	568186-53908	$500.00
001	300120	06/01/26	FRONTIER COMMUNICATIONS	050426-22-5-ACH	Internet	Amenity Internet	541009-53150	$99.99
001	300121	06/01/26	BANK UNITED CC PMT	043026-3194-ACH	CC PAYMENT	Op Supplies - Clubhouse	552003-57201	$699.27
001	300122	06/01/26	WASTE CONNECTIONS	2191523W426-ACH	GARBAGE	Garbage Collection	546913-57201	$146.30
001	300123	06/01/26	WASTE CONNECTIONS	8880995W425-ACH	GARBAGE	Garbage Collection	546913-57201	$13,398.00
001	300124	06/03/26	FRONTIER COMMUNICATIONS	052626-23-5-ACH	Internet 05/26-06/25	Amenity Internet	541009-53150	$528.50
001	300125	06/03/26	FRONTIER COMMUNICATIONS	051326-08-5-ACH	Internet Services 05/13-06/12	Amenity Internet	541009-53150	$204.23
001	300126	06/10/26	ADT SECURITY SERVICES	052226-3626-ACH	SRV 06/01/26-07/09/26	Security System Monitoring & Maint.	546479-57201	$228.09
001	300127	06/12/26	WASTE CONNECTIONS	8882393W425	GARBAGE	Garbage Collection	546913-53400	$60.00
001	300128	06/12/26	TAMPA ELECTRIC COM	060526-0001	Utility-Electric	Utility - Electric	543041-53150	$8,616.95
001	300129	06/12/26	FRONTIER COMMUNICATIONS	060426-22-5	Internet	Amenity Internet	541009-53150	$99.99
001	300130	06/24/26	FRONTIER COMMUNICATIONS	061326-08-5	Internet	Amenity Internet	541009-53150	$204.23
001	300131	06/24/26	ADP INC	722973358	Supervisor Payroll Processing Fee	Payroll Services	549405-51301	$20.40
001	300133	06/26/26	WASTE CONNECTIONS	8937789W425-ACH	GARBAGE	Garbage Collection	546913-53400	$14,737.80
001	300134	06/26/26	WASTE CONNECTIONS	8938439W425-ACH	GABAGE	Garbage Collection	546913-53400	$264.77
001	300135	06/26/26	WASTE CONNECTIONS	2212283W426-ACH	GARBAGE	Garbage Collection	546913-53400	$160.95
001	300136	06/25/26	BANK UNITED CC PMT	053126-3194-ACH	BankUnited CC Charges - May 2026	Op Supplies - Clubhouse	552003-57201	$370.17
							Fund Total	**$67,809.27**

Total Checks Paid	**$67,809.27**