



Northwood Community Development District

August 17, 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, August 17, 2026 – 6:30 p.m.

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

[Join the meeting now](#)

Meeting ID: 270 744 490 936 291 **Passcode:** Yf7Yv3Tu

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. Business Administration

- A. Consideration of Resolution 2026-05; Designation of OfficerPage 4
- B. Consideration of Resolution 2026-06; Requiring In-Person Meeting AttendancePage 5
- C. Consideration of Resolution 2026-09; Setting FY2027 Meeting Schedule.....Page 7
- D. Consideration of Resolution 2026-10; Setting FY2027 Goals and Objectives.....Page 9
- E. Consideration of Resolution 2026-11; Authorizing the Disbursement of Funds for Expenses and Delegating Spending Authority Page 17

4. Staff Reports

- A. Aquatic Weed Control Service Report Page 19
- B. Landscape Report
 - i. OLM Report..... Page 31
 - ii. OLM Grade Sheet..... Page 33
- C. District Engineer
- D. District Counsel
- E. District Manager
- F. Infrastructure Update
 - i. Pool Area 2 Concept Page 34
 - ii. Playground Concept..... Page 35
- G. Onsite Manager
 - i. Manager's Report..... Page 36
 - ii. Consideration of HOA Outdoor Ceiling Fan Repair Proposal #06262026-03 Page 44
 - iii. Consideration of Schaub Services LLC Outdoor Ceiling Fan Repair Proposal #1231 Page 45
 - iv. Consideration of Inframark Replace Outdoor Ceiling Fan Repair Proposal # 384 Page 46
 - v. Consideration of Juniper Irrigation Repair Controller Proposal #411885..... Page 47
 - vi. Consideration of Juniper Plant Refill Proposal #412762..... Page 50
 - vii. Consideration of Juniper Pine Bark Mulch Proposal #412759..... Page 52
 - viii. Consideration of Juniper Playground Play Safe Mulch Proposal #412740 Page 54
 - ix. Consideration of Juniper Playground Pine bark Mulch Proposal #407783 Page 56
 - x. Consideration of Fountain Kings Lighting Proposal #0808 Page 58

- xi. Consideration of Fountain Kings Bi-Annually Fountain Maintenance Proposal Page 59
- 5. **Business Items**
 - A. Consideration of HOA Exterior Door Guard Plates Proposal #06262026-04 Page 64
 - B. Consideration of Schaub Services Exterior Door Guard Plates Proposal #1229 Page 65
 - C. Consideration of Inframark Exterior Door Guard Plates Proposal #383 Page 66
 - D. Consideration of HOA Storeroom Door Handle Install Proposal #06292026-05 Page 65
- 6. **Consent Agenda**
 - A. Consideration of Minutes from the Meeting held June 15, 2026..... Page 66
 - B. Consideration of Minutes from the Meeting held July 20, 2026 Page 71
 - C. Acceptance of June -July 2026 Financial Statements..... Page 77
 - D. Acceptance of June 2026 Check Register..... Page 126
 - E. Review of Financial Snapshot Page 127
- 7. **Supervisor Requests**
- 8. **Public Comments**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
- 9. **Adjournment**

The next meeting is scheduled for Monday, September 21, 2026, at 6:30 p.m.

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 17th day of August 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 AUGUST 17, 2026.

ATTEST:

**NORTHWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

RESOLUTION 2026-09

**A RESOLUTION OF THE NORTHWOOD DEVELOPMENT
DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2026/2027**

WHEREAS, the Northwood Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF AUGUST, 2026.

ATTEST:

**NORTHWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Asst. Secretary

Chair / Vice Chair

EXHIBIT “A”

Notice of Fiscal Year 2026-2027 Meetings Northwood Community Development District

The Board of Supervisors of the Northwood Community Development District will hold the meetings for Fiscal Year 2026-2027 at the Northwood Clubhouse, located at 27248 Big Sur Drive, Wesley Chapel, Florida 33545 on the third Monday of every month at 6:30 p.m. at as follows:

October 19, 2026
November 16, 2026
December 21, 2026
January 18, 2027 (MLK Day)
February 15, 2027 (President’s Day)
March 15, 2027
April 19, 2027 (Budget Workshop)
May 17, 2027 (Approve Proposed Budget)
June 21, 2027
July 19, 2027 (Budget Public Hearing)
August 16, 2027
September 20, 2027

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17TH day of August 2026.

ATTEST:

**NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A



Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Northwood Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability**Goal 3.1: Annual Budget Preparation**

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____
Printed Name: _____
Northwood Community Development District

Date: _____

District Manager: _____
Printed Name: _____
Northwood Community Development District

Date: _____

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING APPROVAL OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR MONETARY THRESHOLDS; REPEALING ALL PRIOR SPENDING AUTHORIZATIONS; 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**”) typically meets monthly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously authorized by the Board and such payments do not need to be approved by the Board prior to payment unless the agreements specifically require Board approval prior to payment;

WHEREAS, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority, between regular monthly meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously authorized by the Board, in accordance with such agreements, and such payments do not need to be approved or ratified by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their best judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health,

safety, and welfare of the residents within the District or (2) to remedy an unforeseen disruption in services relating to the District's facilities or assets and such disruption would result in significantly higher expenses unless the work is approved immediately. Any expenses authorized pursuant to this section shall be submitted to the Board at the next scheduled meeting for ratification.

- a. The District Manager may authorize such expenses up to \$5,000.00 per proposal/event.
- b. The Chair (or Vice-Chair if the Chair is unavailable) may authorize such expenses up to \$10,000.00 per proposal/event.
- c. Only for emergency situations where there was first an attempt to hold an emergency meeting but quorum could not be established within 48 hours, the District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$20,000.00 per proposal/event.

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

Passed and Adopted on August 17, 2026.

Attest:

**Northwood Community Development
District**

Name: _____

Title: ☐ Secretary/ ☐ Assistant Secretary

Name: _____

Title: ☐ Chair / ☐ Vice-Chair

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

Job Name: _____

Customer Number: 1406 Customer: NORTHWOOD CDD

Technician: CJAY

Date: 07/17/2026 Time: 11:44 AM

Customer Signature: _____

[illegible]

☒ $< 1'$
☐ $1-2'$
☐ $2-4'$
☐ $> 4'$

☒ None
☐ Slight
☐ Visible

☒ ATV
☐ Airboat
☐ Backpack

☐ Boat

☐ Truck

- ☐ Carp observed
- ☐ Barrier Inspected

☐ High
☐ Normal
☒ Low

☐ Clear
☒ Cloudy
☒ Windy
☐ Rainy

☒ Alligator	☐ Catfish	☐ Gallinules	☐ Osprey	☐ Woodstork
☐ Anhinga	☐ Coots	☐ Gambusia	☐ Otter	☐ _____
☐ Bass	☐ Cormorant	☒ Herons	☐ Snakes	☐ _____
☐ Bream	☐ Egrets	☐ Ibis	☐ Turtles	

☐ Arrowhead	☐ Bulrush	☐ Golden Canna
☐ Bacopa	☐ Chara	☐ Gulf Spikerush
☐ Blue Flag Iris	☐ Cordgrass	☐ Lily

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐









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: 07/17/2026 Time: 10:42 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								
Cb1s1			x						
Cb2	x		x						
Cb3	x		x						
Cb4	x		x				x		
Cb5	x		x						
Cb6			x						
					x				

CLARITY	FLOW	METHOD	CARP PROGRAM	WATER LEVEL	WEATHER
☒ < 1'	☒ None	☒ ATV	☐ Boat	☐ High	☐ Clear
☐ 1-2'	☐ Slight	☐ Airboat	☐ Truck	☐ Normal	☒ Cloudy
☐ 2-4'	☐ Visible	☐ Backpack	☐ Barrier Inspected	☒ Low	☒ Windy
☐ > 4'					☐ Rainy

FISH and WILDLIFE OBSERVATIONS

☐ Alligator	☐ Catfish	☐ Gallinules	☐ Osprey	☐ Woodstork
☐ Anhinga	☐ Coots	☐ Gambusia	☐ Otter	☐ _____
☐ Bass	☐ Cormorant	☐ Herons	☐ Snakes	☐ _____
☐ Bream	☐ Egrets	☐ Ibis	☐ Turtles	

NATIVE WETLAND HABITAT MAINTENANCE

☐ Arrowhead	☐ Bulrush	☐ Golden Canna
☐ Bacopa	☐ Chara	☐ Gulf Spikerush
☐ Blue Flag Iris	☐ Cordgrass	☐ Lily

Beneficial Vegetation Notes:

☐ Naiad	☐ _____
☐ Pickerelweed	
☐ Soft Rush	☐ _____















NORTHWOOD CDD

LANDSCAPE INSPECTION

August 5, 2026

ATTENDING:

JEN LAVELLE – NORTHWOOD CDD

ANTHONY VEGA – JUNIPER LANDSCAPING

PAUL WOODS – OLM, INC

SCORE: 97.5%

**NEXT INSPECTION
SEPTEMBER 2, 2026 AT 8:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

1. Clubhouse: Control weedy growth in green vinyl chain link fence between basketball court and tennis courts.
2. Clubhouse: Control Rust on Crinum Lilies.
3. Maintain staking as needed, removing nursery tape and temporary staking once trees are firmly rooted.
4. **Continue to monitor disease in Elaeagnus, treating with systemic fungicides at curative rates.**
5. Northwood Palms Blvd: Confirm Washingtonia Palm along the southbound right of way at the north pond is detailed.
6. North entrance monument sign: Control bed weeds.
7. **Northwood Palms Blvd median island: Use pre and post-emergent herbicides to control bed weeds. Avoid line trimming weeds in beds. Cultural, mechanical, and chemical weed control is recommended.**
8. Deadhead Society Garlic.
9. Remove commercial signage when found.
10. Remove Sabal Palm volunteers as weeds throughout common beds.

CATEGORY III: IMPROVEMENTS – PRICING

1. Clubhouse: Provide a price to install additional stone at the playfield fence where the pool discharge is resulting in damage to the unserviceable turf strip.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Confirm Jen has proposals prior to the meeting book deadline of August 10.

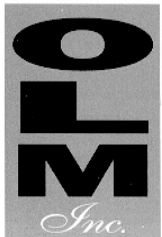
cc: Jen Lavelle northwood.manager@outlook.com
Christina Newsome christina.newsome@inframark.com
Melinda Gallo melinda.gallo@inframark.com
Scott Carlson scott.carlson@juniperlandscaping.com
Alex Figueroa alex.figueroa@juniperlandscaping.com
Matt Gerich matt.gerich@juniperlandscaping.com
Anthony Vega Anthony.Vega@juniperlandscaping.com

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		Monitor
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-4	Weekly
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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

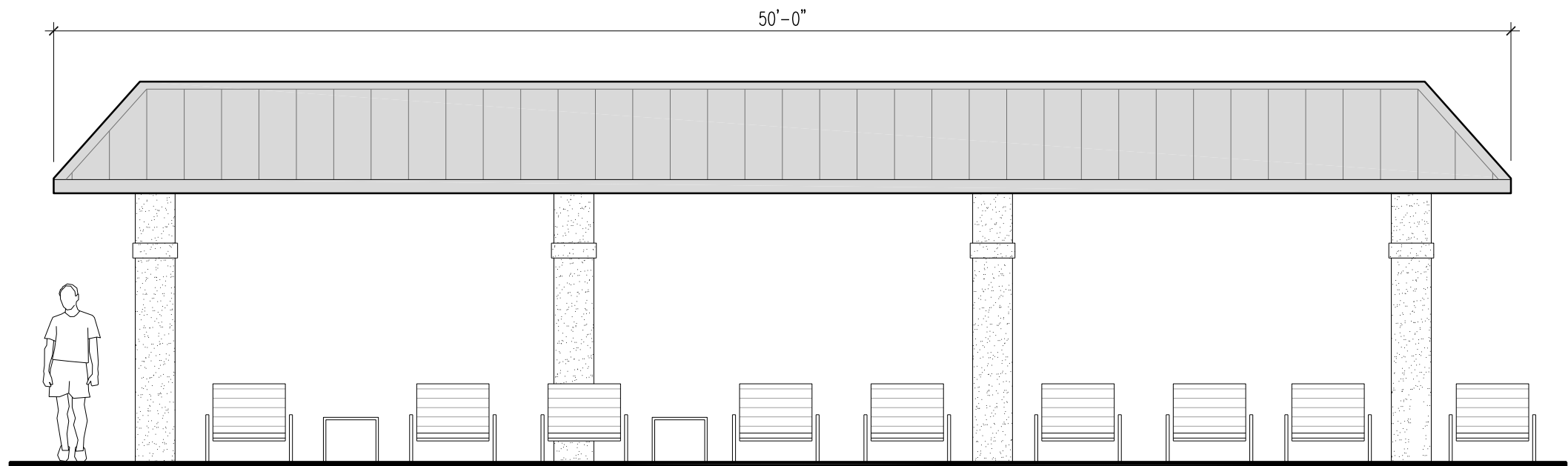


Date: 8-5-26 Score: 97.5% *Performance Payment™* 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



FRONT ELEVATION CONCEPT 1

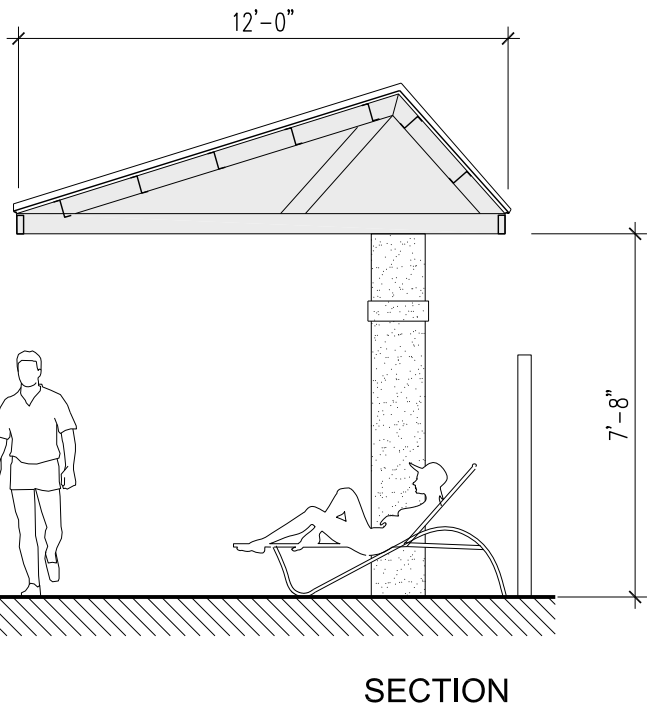
OPEN AREA FOR SUNBATHING



AERIAL PLAN
CONCEPT 1



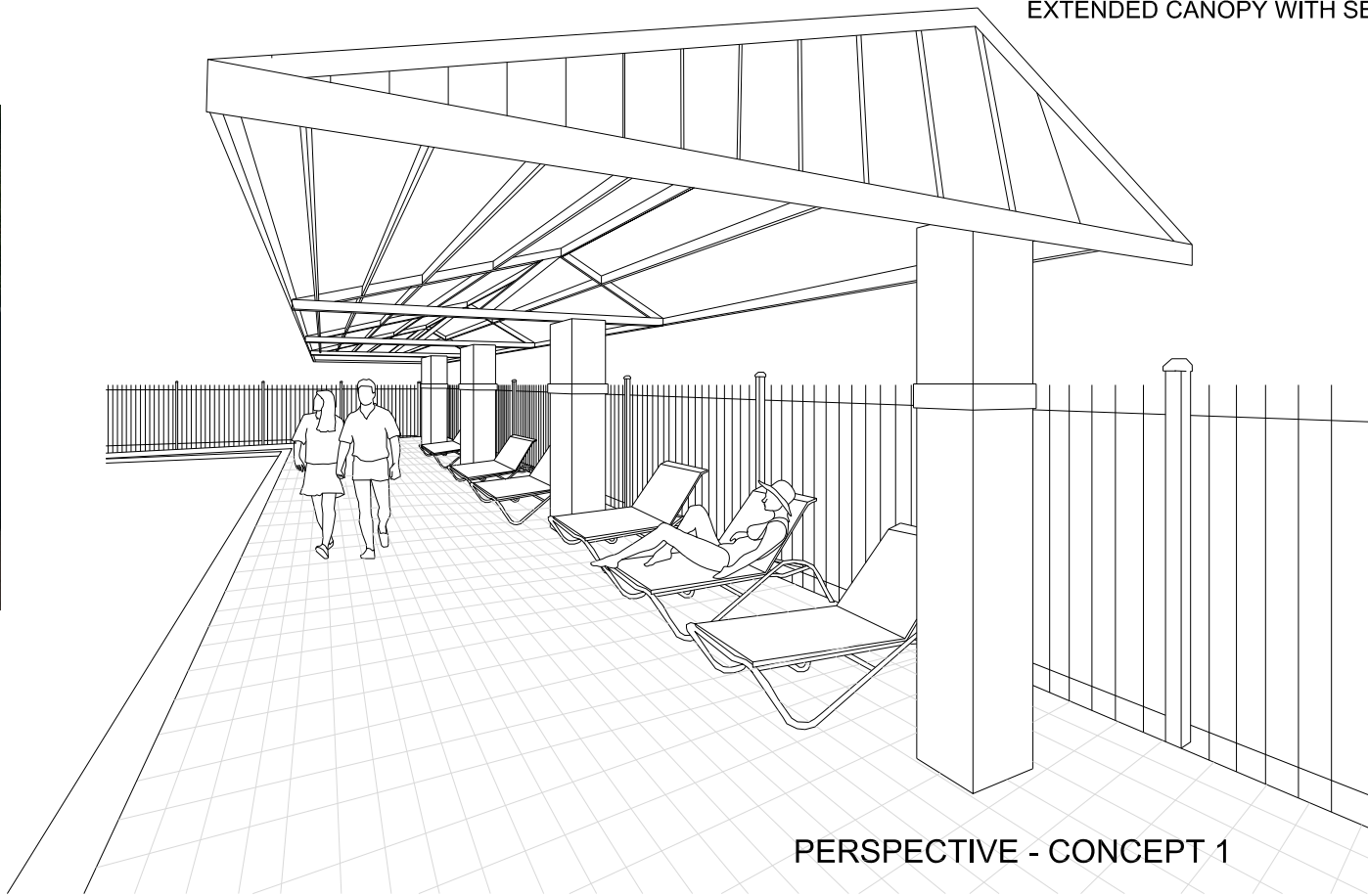
AERIAL PLAN
CONCEPT 2
EXTENDED CANOPY WITH SEATING



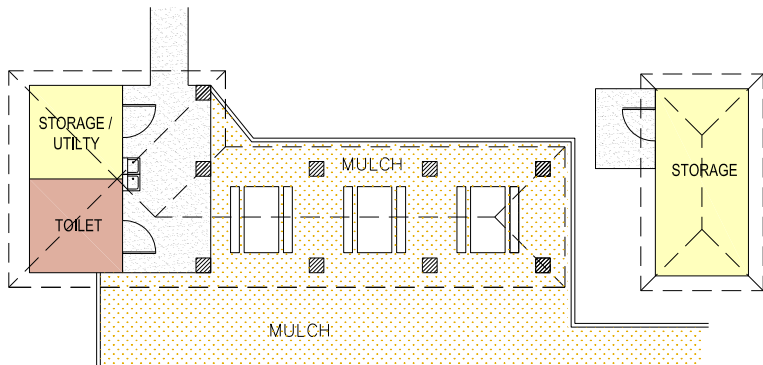
SECTION



POOLSIDE LOCATION LOOKING SOUTH

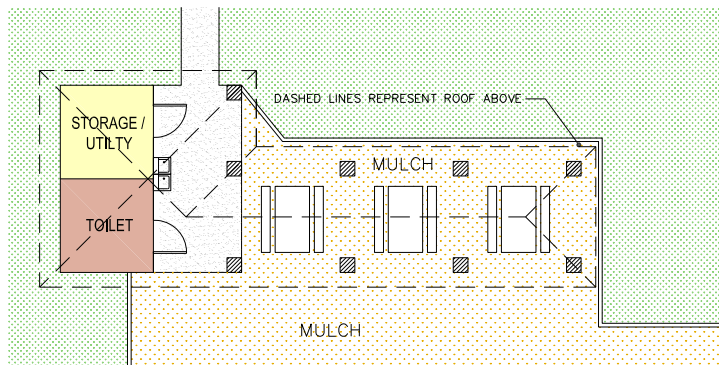


PERSPECTIVE - CONCEPT 1

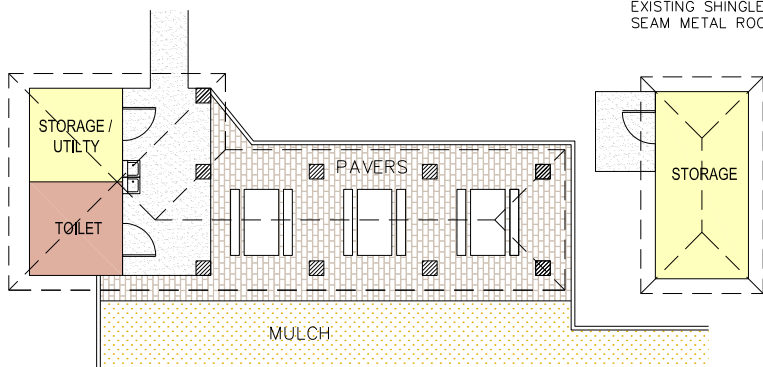


CONCEPT 1 LOWEST COST

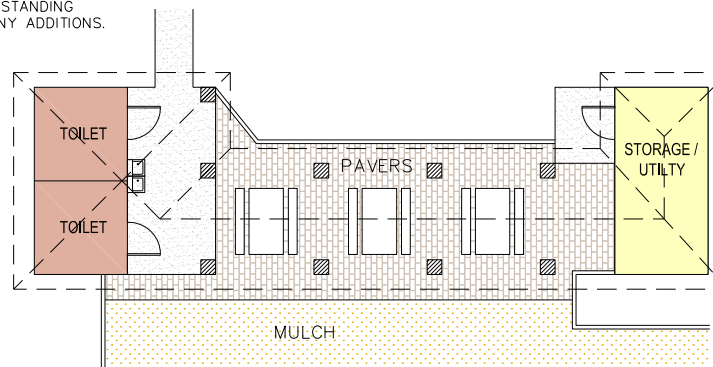
GENERAL NOTE:
ALL CONCEPTS INCLUDE REPLACING THE
EXISTING SHINGLE ROOF WITH A STANDING
SEAM METAL ROOF INCLUDING ANY ADDITIONS.



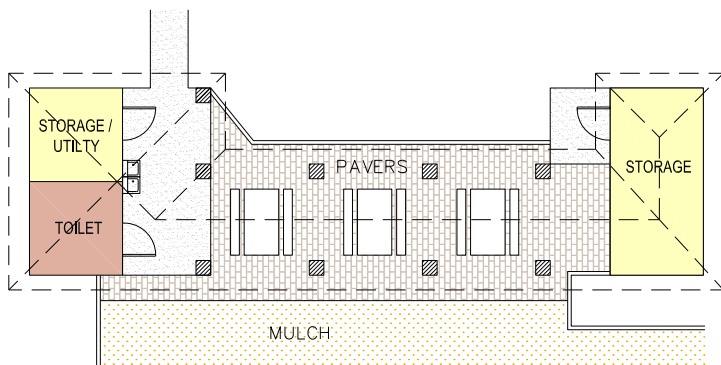
CURRENT FLOOR PLAN



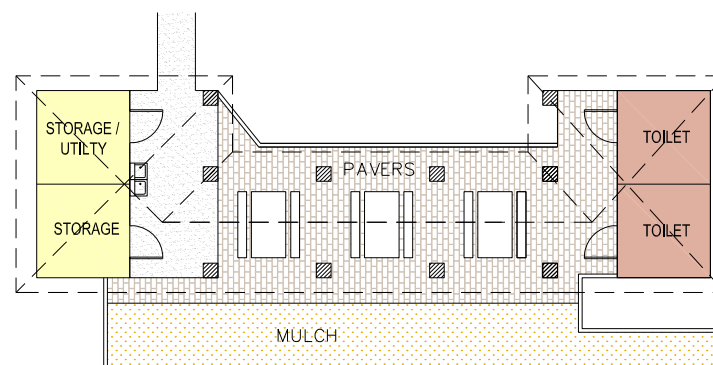
CONCEPT 2 COST +



CONCEPT 4 COST +++



CONCEPT 3 COST ++



CONCEPT 5 COST ++++ HIGHEST COST

CONCEPT 1

IMPROVEMENTS:

- 1 ADD A STAND-ALONE STORAGE BUILDING WITH CONCRETE STOOP.
- 2 UPGRADE EXHAUST FAN IN TOILET ROOM.
- 3 REPAINT TOILET ROOM INTERIOR.

CONCEPT 2

IMPROVEMENTS:

- 1 CONCEPT 1 IMPROVEMENTS.
- 2 REPLACE MULCH AROUND PICNIC TABLES WITH PAVERS. (SAME FOR CONCEPTS 3, 4 & 5)

CONCEPT 3

IMPROVEMENTS:

- 1 CONCEPT 1 IMPROVEMENT NOTES 2 & 3.
- 2 ADD STORAGE BUILDING WITH A CONNECTED ROOF ADDITION
- 3 EXTEND PAVERS

CONCEPT 4

IMPROVEMENTS:

- 1 CONCEPT 3 IMPROVEMENTS
- 2 CONVERT STORAGE / UTILITY ROOM INTO ADDITIONAL TOILET ROOM
- 3 MOVE UTILITIES TO NEW STORAGE BUILDING

CONCEPT 5

IMPROVEMENTS:

- 1 CONVERT EXISTING TOILET ROOM INTO STORAGE
- 2 ADD 2 TOILET ROOM BUILDING WITH CONNECTED ROOF
- 3 LARGER EXTENDED ROOF WITH ADDED COLUMN & FOUNDATION
- 4 EXTEND PAVERS. DELETE CONCRETE STOOP

Northwood CDD

Manager Report

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

Upcoming Classes:

Core Martial Arts Classes (kids, teens, & adults)

Mondays & Thursdays 5PM - 7 PM

Drama Kids FL

Wednesdays 5PM-9PM (*Starting August 19*)

Into the Light Performing Arts

Wednesdays 1:30PM-4:30PM

Fridays 1:30PM-5:30PM

Please see:

- July Calendar, July Sales, July Business Rentals, July Rentals, & July Party Supply Usage Chart, Tentative August 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 July, the CDD's total earnings from the cleaning portion were \$125. After deducting the July supply expenses of \$17.32, the net amount earned is \$107.68 (Total earnings YTD \$1,031.72)

- **Fiscal Year Sales (October 2025-September 2026)**

As of July 31, 2026, Northwood CDD completed 168 transactions, totaling \$33,425.00 in net sales.

- Proposals
- Incident Report
- Reserve Study Progress Chart

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

Jen Lavelle, Onsite Manager
 Square Transactions: July FY26

Date	Time	Transaction / Description	Amount
July 1, 2026	5:05 PM	Clubhouse & Pool Cabana Reserved: August 23, 2026 Non-Resident Security Deposit	\$500.00
July 1, 2026	11:09 PM	Clubhouse Reserved: August 1, 2026 Resident Security Deposit	\$200.00
July 6, 2026	12:24 PM	Clubhouse Reserved: October 24, 2026 Non-Resident Deposit	\$500.00
July 7, 2026	11:23 AM	Clubhouse & Grass Area Reserved: July 11, 2026 Non-Resident Rental Fee	\$675.00
July 7, 2026	12:33 PM	Refund for Returned Amenity Card	(\$50.00)
July 7, 2026	5:43 PM	Clubhouse Reserved: July 12, 2026 Resident Rental Fee	\$325.00
July 8, 2026	10:00 AM	Invoice #000041-R-0027: Monthly Subscription Martial Arts	\$300.00
July 10, 2026	11:22 AM	Clubhouse Reserved: September 13, 2026 Resident Deposit	\$200.00
July 10, 2026	9:28 PM	Clubhouse Reserved: July 25, 2026 Resident Rental Fee	\$325.00
July 13, 2026	2:33 PM	Refund of Non-Resident Security Deposit July 11 Non-Resident Rental	(\$500.00)
July 13, 2026	2:34 PM	Refund of Security Deposit (Clubhouse) July 12 Resident Rental	(\$200.00)
July 17, 2026	12:37 PM	Clubhouse & Pool Cabana Reserved: July 18, 2026 Resident Rental Fee	\$375.00
July 21, 2026	6:44 PM	Clubhouse Reserved: August 1, 2026 Resident Rental Fee	\$325.00
July 24, 2026	2:54 PM	Clubhouse Reserved: October 3, 2026 Non-Resident Security Deposit	\$500.00
July 28, 2026	11:22 AM	Refund of Security Deposit (Clubhouse) July 25 Resident Rental	(\$125.00)

Fees



Northwood CDD
Northwood CDD

Processing fee summary

Fee type	Payment amount	Refund amount	Initial fee	Total fees (incl. taxes)	Cost of acceptance	Total collected
Card processing fees	\$45,300.00	(\$12,475.00)	(\$1,584.85)	(\$1,584.85)	4.83%	\$32,825.00
Afterpay fees	\$1,100.00	(\$500.00)	(\$66.60)	(\$66.60)	11.1%	\$600.00
Total	\$46,400.00	(\$12,975.00)	(\$1,651.45)	(\$1,651.45)	4.94%	\$33,425.00

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

July FY26

CLUBHOUSE BUSINESS RENTALS

NAME	RENTAL DATE	TIME	PAID
Core Martial Arts	7/6	5PM-7PM	YES
Into the Light Performing Arts	7/8	1:30PM-5PM	YES
Core Martial Arts	7/9	5PM-8PM	YES
Core Martial Arts	7/13	5PM-7PM	YES
Core Martial Arts	7/16	5PM-8PM	YES
Core Martial Arts	7/23	5PM-8PM	YES
Core Martial Arts	7/27	5PM-7PM	YES
Into the Light Performing Arts	7/29	2PM-5PM	YES
Core Martial Arts	7/30	5PM-8PM	YES

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

July FY26

RENTALS

NAME	PHONE	RESIDENT	RENTAL DATE	TIME	PAID
Marghe	██████████	YES	7/5 Clubhouse	2PM-10PM	YES
Sarah	██████████	NO	7/11 Clubhouse & Pool Cabana	3PM-11PM	YES
Megan	██████████	YES	7/12 Clubhouse	11AM-5PM	YES
Eisha	██████████	YES	7/18 Clubhouse & Pool Cabana	1PM-7PM	YES
Luci	██████████	YES	7/25 Clubhouse	5PM-11PM	YES Partial Deposit Withheld

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

Usage Chart

Item	July 5	July 11	July 12	July 18	July 25	Total Used
Paper Towels	1	2	2	1	2	8 rolls
Toilet Paper	3	1	2	1	3	10 rolls
Sponges	1	1	1	1	1	5 sponges
Sanitary Strips	2	2	2	2	2	10 strips

Cost Summary Chart

Item	Total Used	Cost per Unit	Total Cost
Paper Towels Brand: POM Paper Towels	8 rolls	\$1.19	\$9.52
Toilet Paper Brand: Member's Mark Ultra Premium	10 rolls	\$0.55	\$5.50
Sponges	5 sponges	\$0.42	\$2.10
Sanitary Strips	10 strips	\$0.02	\$0.20

✓ Total Spent:

$\$9.52 + \$5.50 + \$2.10 + \$0.20 = \$17.32$ total

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	31	1
						Clubhouse & Pool Area
2	3	4	5	6	7	8
	5pm - Martial Arts	6pm - Barrington HOA	Recycle Day @ Northwood 8am - OLM Inspection	5pm - Martial Arts		Clubhouse Reserved:
9	10	11	12	13	14	15
	5pm - Martial Arts	12:30pm - Landscape	Recycle Day @ Northwood 1:30pm - Infrastructure ?	5pm - Martial Arts		Clubhouse & Pool Cabana
16	17	18	19	20	21	22
Clubhouse Reserved: Hina	5pm - Martial Arts 6:30pm - CDD Monthly	PRIMARY ELECTIONS	Recycle Day @ Northwood 5pm - Drama Kids Florida	5pm - Martial Arts		
23	24	25	26	27	28	29
Clubhouse & Pool Cabana	5pm - Martial Arts	6:30pm - HOA Monthly	Recycle Day @ Northwood	5pm - Martial Arts		Clubhouse Reserved:
30	31	1	2	3	4	5
Clubhouse Reserved: Girl	5pm - Martial Arts					



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: \$299.00
Labor & Materials

REPLACE: \$499.00
Labor & Materials

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:** _____



Proposal

Proposal No.: 411885
Proposed Date: 08/03/26

PROPERTY:	FOR:
Northwood CDD Jen Lavelle 27248 Big Sur Drive Wesley Chapel, FL 33544	July 2026 Irrigation Repair-Controller 1- Decoder

Controller #1- Emergency service call for a decoder replacement. Decoder was under warranty. (Completed Repair)



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Control Components					\$240.00
Irrigation Tech Labor	4.00	HR	\$60.00	\$240.00	
				Total:	\$240.00

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

8/3/2026

Signature - Representative

Date

Juniper

Proposal

Proposal No.: 412762

Proposed Date: 08/10/26

PROPERTY:	FOR:
Northwood CDD Jen Lavelle 27248 Big Sur Drive Wesley Chapel, FL 33544	Northwood Cdd Caladesi Park Plant Refill Quote

The following quote is for the refill of empty bed spacing caused by the previous freezes on the front bed of playground park. Plants will be picked up and delivered and installed by 3 crew members. Any irrigation repairs or modifications will be on a separate quote.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Northwood Cdd Playground Plant Refill					
Landscape Material					\$1,090.00
Enhancement Labor	8.00	HR	\$65.00	\$520.00	
Trinette Arboricola, 03 gallon - 03G	30.00	03g	\$19.00	\$570.00	
				Total:	\$1,090.00

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

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

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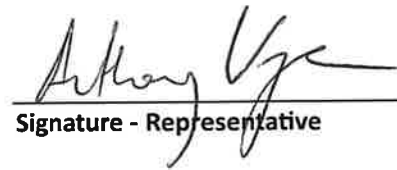
Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)


Signature - Representative

8/10/2026

Date



Proposal

Proposal No.: 412759
Proposed Date: 08/10/26

PROPERTY:	FOR:
Northwood CDD Jen Lavelle 27248 Big Sur Drive Wesley Chapel, FL 33544	Northwood Cdd Pine Bark Mulch

The following quote is for the mulching of the Northwood Cdd blvd with pine bark mulch.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Northwood Cdd Pine Bark Mulch					
Landscape Material					\$12,487.50
Mulch Installed by Yard (Subcontractor)	185.00	EA	\$67.50	\$12,487.50	
				Total:	\$12,487.50

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)



Signature - Representative

8/10/2026

Date



Proposal

Proposal No.: 412740
Proposed Date: 08/10/26

PROPERTY:	FOR:
Northwood CDD Jen Lavelle 27248 Big Sur Drive Wesley Chapel, FL 33544	Northwood Cdd Playground Play Safe Mulch

The following quote is for the playground play safe mulch. Mulch will be installed at a depth of 2.5inches.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Playground Play Safe Mulch					
Landscape Material					\$4,882.50
Playground Mulch, 02CF Bag	350.00	EA	\$13.95	\$4,882.50	
				Total:	\$4,882.50

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)



8/10/2026

Signature - Representative

Date



Proposal

Proposal No.: 407783
Proposed Date: 08/10/26

PROPERTY:	FOR:
Northwood CDD Jen Lavelle 27248 Big Sur Drive Wesley Chapel, FL 33544	Northwood Cdd Caladesi Dr Playgroung Pine Bark Mulch

The following quote is for the pine bark mulch in the playground area located in Caladesi Dr.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Caladesi Dr. Playground					
Landscape Material					\$1,350.00
Pine Bark Mulch	20.00	CY	\$67.50	\$1,350.00	
				Total:	\$1,350.00

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)



Signature - Representative

8/10/2026

Date



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:



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
<u>Bi-Annual Fountain Maintenance includes but is not limited to:</u> 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. <u>Full report will be sent to property managers or site contact after each visit.</u>		
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.

Northwood CDD Incident Report

Date of Incident: July 14, 2026

Time of Incident: Approximately 1:32 p.m.

Location: Clubhouse Parking Lot

Incident Summary

At approximately 1:32 p.m. during the Landscape Advisory Group meeting, the CDD Chair notified me that an individual was observed urinating on a tree in the clubhouse parking lot while children were present and swimming in the community pool.

The CDD Chair immediately contacted the emergency phone number, and deputies from the Pasco County Sheriff's Office (PCSO) responded to the scene. Upon arrival, I provided the responding deputies with the available security camera footage documenting the incident.

PCSO issued a trespass warning to the non-resident individual as well as the resident who had brought the guest onto the property. After both parties departed the property, the responding deputy remained on site to complete the necessary reports.

During our conversation, the deputy advised me that PCSO cannot independently trespass a resident from CDD property because residents are permitted to access the amenities and may bring guests. The deputy explained that if the District wishes to trespass a resident, the CDD must complete its own trespass authorization form identifying the resident by name and address, along with the specific rule violations that occurred.

Because both the resident and non-resident had already left the property, I did not have their identifying information needed to complete the District's trespass documentation. I asked the responding deputy whether he could provide the resident's information. He advised that he was not authorized to release that information. He further stated that I may contact the Pasco County Sheriff's Office and reference the incident number to request the information, but he could not guarantee that it would be released.

Follow-Up

- Security camera footage was provided to responding deputies.
- PCSO handled the immediate response and removed the individuals from the property.
- Additional follow-up with PCSO may be necessary to determine whether resident information can be obtained for the District's trespass documentation process.

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	<i>Major reserve item</i>
2028	Pond pumps and fountains replacement allowance	\$16,284	
2028	Irrigation system equipment replacement allowance	\$14,092	
2028	Entrance and monuments refurbishment Cycle 1	\$78,288	<i>Major reserve item</i>

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



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:** _____



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 (<i>via Teams</i>)
Brian Munari	Assistant Secretary
Brian Quigley	Assistant Secretary (<i>via Teams</i>)

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

Christina Newsome	District Manager, Inframark
Lee Graffius	District Manager, Inframark
Whitney Sousa	District Counsel (<i>via Teams</i>)
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 4th.

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

**MINUTES OF MEETING
NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Northwood Community Development District was held on Monday, July 20, 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
Brian Munari	Assistant Secretary
Brian Quigley	Assistant Secretary

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

Christina Newsome	District Manager, Inframark
Whitney Sousa	District Counsel
Tonja Stewart	District Engineer
Jen Lavelle	On-site Manager
Lani Randle	On-site Assistant
Anthony Vega	Representative, Juniper Landscape
Aleksey Solano	Representative, Aquatic Weed ContrOl
Residents and Members of the Public.	

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Newsome called the meeting to order and conducted roll call. 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

Mr. Solano presented his report to the Board and answered their questions.

B. Landscape Report

Mr. Vega presented his report to the Board and answered their questions.

i. OLM Report

The Board reviewed the OLM Report.

ii. OLM Grade Sheet

The Board reviewed the OLM Grade Sheet.

C. District Engineer

Ms. Stewart had no additional updates for the Board.

D. District Counsel

Ms. Sousa presented her report to the Board and discussion ensued regarding the fencing in the easements and the entryway project. The Board requested updates on all open items to be presented at the August 17, 2026, meeting.

E. District Manager

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

i. Discussion of RFP for Auditor Services

This discussion was tabled until the August 17, 2026, meeting.

F. Infrastructure Update

Cella Nichols and Ms. Stewart discussed the entryway project. Discussion ensued regarding the procedure for residents impacted by the project.

The Board discussed having a workshop for residents and decided to hold the workshop on September 29, 2026, at 6:00 p.m.

On MOTION by Ms. Kilpatrick, seconded by Mr. Quigley, with all in favor, the motion to direct staff to move forward with the agreement with the county regarding the enhancement project on county property carried. 5-0

G. On-site Manager's Report

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

i. Consideration of Fountain Kings LED Lighting Proposal #080

This proposal was tabled until the August 17, 2026, meeting.

ii. Consideration of Fountain Kings Bi-Annually Fountain Maintenance Proposal

This proposal was tabled until the August 17, 2026, meeting.

FOURTH ORDER OF BUSINESS

Public Hearing on Adopting Fiscal Year 2027

Final Budget

A. Open Public Hearing on Adopting Fiscal Year 2027 Final Budget

On MOTION by Mr. Quigley, seconded by Mr. Munari, with all in favor, the motion to open the Public Hearing on Adopting Fiscal Year 2027 Final Budget carried. 5-0

There were no audience comments regarding the Fiscal Year 2027 Final Budget.

B. Consideration of Resolution 2026-07; Adopting Fiscal Year 2027 Final Budget

Discussion ensued between Ms. Newsome and the Board. It was decided to decrease the assessments to reflect \$101.59 change from last year's assessments.

On MOTION by Ms. Kilpatrick, seconded by Ms. Cruz, with Mr. Munari opposed, the motion to adopt Resolution 2026-07; Adopting Fiscal Year 2027 Final Budget as amended carried. 4-1

C. Close Public Hearing

The Board proceeded with the next business item.

FIFTH ORDER OF BUSINESS

Public Hearing on Levying O&M Assessments

A. Open Public Hearing on Levying O&M Assessments

Public Hearing remained open after adopting Fiscal Year 2027 final budget.

There were no audience comments regarding levying of O&M assessments.

B. Consideration of Resolution 2026-08; Levying O&M Assessments

On MOTION by Mr. Quigley, seconded by Ms. Kilpatrick, with all in favor, the motion to adopt Resolution 2026-08; Levying O&M Assessments as amended carried. 5-0

C. Close Public Hearing

On MOTION by Mr. Quigley, seconded by Ms. Kilpatrick, with all in favor, the motion to close Public Hearing carried. 5-0

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-05; Designation of Officer

This resolution was tabled until the August 17, 2026, meeting.

B. Consideration of Resolution 2026-06; Requiring In-Person Meeting Attendance

This resolution was tabled until the August 17, 2026, meeting.

C. Consideration of HOA Ceiling Fan Proposal #06262026-03

This proposal was tabled until the August 17, 2026, meeting.

D. Consideration of Schaub Services Ceiling Fan Proposal #1231

This proposal was tabled until the August 17, 2026, meeting.

E. Consideration of Inframark Ceiling Fan Proposal #384

This proposal was tabled until the August 17, 2026, meeting.

F. Consideration of HOA Exterior Door Guard Plates Proposal #06262026-04

This proposal was tabled until the August 17, 2026, meeting.

G. Consideration of Schaub Services Door Guard Plates Proposal #1226

This proposal was tabled until the August 17, 2026, meeting.

H. Consideration of Inframark Door Guard Plates Proposal #383

This proposal was tabled until the August 17, 2026, meeting.

I. Consideration of HOA Fence Repair, Replace Proposal #06262026-01

On MOTION by Mr. Quigley, seconded by Ms. Cruz, with all in favor, the motion to approve HOA Fence Repair, Replace Proposal #06262026-01 in the amount of \$899 carried. 5-0

J. Consideration of HOA Fence Repair, Replace Proposal #06292026-06

On MOTION by Mr. Quigley, seconded by Ms. Cruz, with all in favor, the motion to approve HOA Fence Repair, Replace Proposal #06292026-06 in the amount of \$799 carried. 5-0

K. Consideration of Schaub Services Fence Repair, Replace Proposal #1230

On MOTION by Mr. Quigley, seconded by Ms. Cruz, with all in favor, the motion to approve Schaub Services Fence Repair, Replace Proposal #1230 in the amount of \$1,095 carried. 5-0

L. Consideration of Inframark Fence Repair, Replace Proposal #380

On MOTION by Mr. Quigley, seconded by Ms. Cruz, with all in favor, the motion to approve Inframark Fence Repair, Replace Proposal #380 in the amount of \$1,700 carried. 5-0

M. Consideration of HOA Storeroom Door Handle Install Proposal #06292026-05

This proposal was tabled until the August 17, 2026, meeting.

SEVENTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Minutes from the Meeting held June 15, 2026

B. Review of Financial Snapshot

C. Acceptance of June 2026 Financial Statements

D. Acceptance of June 2026 Check Register

The Consent Agenda was tabled until the August 17, 2026, meeting.

EIGHTTH ORDER OF BUSINESS Supervisor Requests and Comments

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS Public Comments

Residents commented on the fences and inquired what vendor will be used.

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Quigley, seconded by Ms. Cruz, with all in favor, the meeting was adjourned at 9:24 p.m. 5-0

149		
150		
151		
152		
153	Secretary / Assistant Secretary	Chairman / Vice Chairman

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 FIXED		
	GENERAL FUND	ASSETS FUND	TOTAL
<u>ASSETS</u>			
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
<u>LIABILITIES</u>			
Accounts Payable	\$ 10,512	\$ -	\$ 10,512
Refundable Deposits	550	-	550
TOTAL LIABILITIES	11,062	-	11,062
<u>FUND BALANCES</u>			
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
<u>REVENUES</u>				
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%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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%
<u>Utility Services</u>				
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%
<u>Other Physical Environment</u>				
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
<u>Capital Expenditures & Projects</u>				
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%
<u>Parks and Recreation</u>				
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		

Saturday, July 11, 2026

Page 1

RNESBITT

Bank Account Statement

Northwood CDD

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	148,998.12	Subtotal	150,457.12
Negative Adjustments	0.00	Outstanding Checks	-1,459.00
Ending G/L Balance	148,998.12	Ending 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

Saturday, July 11, 2026

Page 2

RNESBITT

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

Saturday, July 11, 2026

Page 3

RNESBITT

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 COMMUNICATION S	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**

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
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							



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

Page 1 of 6

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

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



Customer Message Center

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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

BankUnited, N.A.

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 171626000020767X NORTHWOOD CDD	\$588.86		\$186,403.54
06/12/2026	ADP PAYROLL FEES ADP FEES	\$20.40		\$186,383.14



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

Page 3 of 6

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

BankUnited, N.A.

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

Page 5 of 6

Statement Date: June 30, 2026

Account Number: *****4197



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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.

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

Page 1 of 3

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

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



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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
---------------------------------------	--------------



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Page 3 of 3

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?

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7815 NW 148th ST, Miami Lakes, FL 33016

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

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

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

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



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

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

Page 1 of 1

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



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

Last Statement:
Statement Ending:
Page:

Page 96
May 31, 2026
June 30, 2026
1 of 2

26556 M0656DDA070126111812 08 000000000 287547 002



NORTHWOOD COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 300
TAMPA FL 33607



Email: contactus@valley.com



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Mail To: 1720 Route 23, Wayne, NJ 07470

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





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

Account Number:

XXXXXX4615

Statement Date:

06/30/2026

Page :

2 of 2

To Reconcile Your Account

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

Balance Reconciliation

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

Finance Charge Computation For Personal Line Of Credit

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

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

A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. 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

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Bank United	135,567.81	0.00%
MM Account - 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	<u>(5,795.40)</u>	
Estimated Cash Available To Date	<u>996,539.40</u>	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	<u>996,539.40</u>	

Projections:

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

**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

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
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

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FIXED		
	GENERAL FUND	ASSETS FUND	TOTAL
<u>ASSETS</u>			
Cash In Bank	\$ 213,211	\$ -	\$ 213,211
Cash In Bank	59,141	-	59,141
Accounts Receivable - Other	5,031	-	5,031
Investments:			
Money Market Account	338,546	-	338,546
SBA Account	317,624	-	317,624
Prepaid Items	2,262	-	2,262
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	\$ 937,715	\$ 8,386,926	\$ 9,324,641
<u>LIABILITIES</u>			
Accounts Payable	\$ 25,534	\$ -	\$ 25,534
Refundable Deposits	550	-	550
TOTAL LIABILITIES	26,084	-	26,084
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	2,262	-	2,262
Unassigned:	909,369	8,386,926	9,296,295
TOTAL FUND BALANCES	911,631	8,386,926	9,298,557
TOTAL LIABILITIES & FUND BALANCES	\$ 937,715	\$ 8,386,926	\$ 9,324,641

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 15,000	\$ 27,229	\$ 12,229	181.53%
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	853,638	8,126	100.96%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	14,000	9,150	4,850	65.36%
District Counsel	10,000	13,209	(3,209)	132.09%
District Engineer	10,000	16,102	(6,102)	161.02%
District Manager	66,950	56,753	10,197	84.77%
Auditing Services	6,000	7,600	(1,600)	126.67%
Onsite Staff	83,000	74,750	8,250	90.06%
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	205,773	16,741	92.48%
<u>Utility Services</u>				
Amenity Internet	9,980	7,598	2,382	76.13%
Water/Waste	8,200	4,946	3,254	60.32%
Utility - Electric	112,730	88,661	24,069	78.65%
Total Utility Services	130,910	101,205	29,705	77.31%
<u>Other Physical Environment</u>				
Contracts-Landscape Consultant	4,680	3,900	780	83.33%
Contracts - Landscape	80,336	63,643	16,693	79.22%
Stormwater Assessment	20,000	-	20,000	0.00%
R&M-Other Landscape	2,000	6,399	(4,399)	319.95%
Aquatic Maintenance	21,722	16,840	4,882	77.53%
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	30,759	66,741	31.55%
Total Other Physical Environment	239,238	134,026	105,212	56.02%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Capital Expenditures & Projects</u>				
Engineering	600	-	600	0.00%
Legal Services	600	-	600	0.00%
Planning and Design	600	54,101	(53,501)	9016.83%
Misc-Contingency	600	49	551	8.17%
Infrastructure	600	5,136	(4,536)	856.00%
Total Capital Expenditures & Projects	3,000	59,286	(56,286)	1976.20%
<u>Parks and Recreation</u>				
Security Patrol Services	22,500	29,700	(7,200)	132.00%
Pest Control	1,100	794	306	72.18%
Janitorial Cleaning	5,000	4,200	800	84.00%
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	439	1,561	21.95%
Security System Monitoring & Maint.	10,000	10,850	(850)	108.50%
Pavement/Signage/Wall Repairs	2,500	-	2,500	0.00%
Garbage Collection	162,750	146,036	16,714	89.73%
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	218,664	31,186	87.52%
TOTAL EXPENDITURES	845,512	718,954	126,558	85.03%
Excess (deficiency) of revenues				
Over (under) expenditures	-	134,684	134,684	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		776,947		
FUND BALANCE, ENDING		\$ 911,631		

Bank Account Statement

Northwood CDD

Bank Account No. 4197

Statement No. 07-26

Statement Date

07/31/2026

G/L Account No. 101005 Balance	59,141.34	Statement Balance	75,614.93
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	59,141.34	Subtotal	75,614.93
Negative Adjustments	0.00	Outstanding Checks	-16,473.59
Ending G/L Balance	59,141.34	Ending Balance	59,141.34

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
07/01/2026		JE001249	Garbage Collection	WASTE CONNECTIONS	264.77	264.77	0.00
Total Deposits					264.77	264.77	0.00
Checks							
06/18/2026	Payment	100173	OLM, INC.	Inv: 47509	-390.00	-390.00	0.00
06/18/2026	Payment	100176	FRANCISCO M MONSERRATE FRONTIER	Inv: 060526-, Inv: 061026-	-600.00	-600.00	0.00
06/24/2026	Payment	300130	COMMUNICATION S	Inv: 061326-08-5	-204.23	-204.23	0.00
06/26/2026	Payment	300134	WASTE CONNECTIONS NICHOLS	Inv: 8938439W425-ACH	-264.77	-264.77	0.00
07/06/2026	Payment	100180	LANDSCAPE ARCHITECTURE	Inv: MN23-1.21	-7,537.86	-7,537.86	0.00
07/06/2026	Payment	100181	BUSINESS OBSERVER INC	Inv: 26-01388P, Inv: 26-01456P	-295.31	-295.31	0.00
07/06/2026	Payment	100182	JUNIPER LANDSCAPING OF FLORIDA LLC	Inv: 401596, Inv: 401619, Inv: 402210, Inv: 402730	-7,614.47	-7,614.47	0.00
07/06/2026	Payment	100183	STRALEY ROBIN VERICKER	Inv: 28551	-2,524.00	-2,524.00	0.00
07/06/2026	Payment	100184	GPS POOLS	Inv: JUNE26	-995.00	-995.00	0.00
07/06/2026	Payment	100185	FRANCISCO M MONSERRATE	Inv: 061226-, Inv: 061926-, Inv: 062626-	-900.00	-900.00	0.00
07/06/2026	Payment	300137	ADT SECURITY SERVICES	Inv: 062226-3626-ACH	-421.14	-421.14	0.00
07/10/2026	Payment	100186	STANTEC CONSULTING	Inv: 2584997	-3,547.50	-3,547.50	0.00
07/10/2026	Payment	100187	PASCO COUNTY UTILITIES SERVICE	Inv: 24692275-CHECK, Inv: 24692275 CHECK	-720.96	-720.96	0.00
07/10/2026	Payment	100188	ALYSSA MARTIN, HELPING HANDS 813	Inv: 11, Inv: 12, Inv: 13, Inv: 14, Inv: 15, Inv: 16, Inv: 17	-700.00	-700.00	0.00
07/10/2026	Payment	100189	INFRAMARK LLC	Inv: 182449, Inv: 183736	-5,653.60	-5,653.60	0.00

Bank Account Statement

Northwood CDD

Bank Account No. 4197

Statement No. 07-26

Statement Date

07/31/2026

07/10/2026	Payment	100190	JUNIPER LANDSCAPING OF FLORIDA LLC	Inv: 405039	-6,386.38	-6,386.38	0.00
07/10/2026	Payment	100192	BIG DOG SERVICES LLC	Inv: 070126-	-150.00	-150.00	0.00
07/09/2026	Payment	300139	ADP INC	Inv: 070326-1870-ACH	-33.00	-33.00	0.00
07/10/2026	Payment	300140	TAMPA ELECTRIC COM	Inv: 070726-0001-ACH	-8,808.61	-8,808.61	0.00
07/06/2026	Payment	300141	FRONTIER COMMUNICATION S	Inv: 062626-23-5-ACH	-528.50	-528.50	0.00
07/14/2026	Payment	300142	FRONTIER COMMUNICATION S	Inv: 070426-22-5-ACH	-99.99	-99.99	0.00
07/17/2026	Payment	100193	JOHNSON CONTROLS SECURITY	Inv: 42602970	-1,766.81	-1,766.81	0.00
07/17/2026	Payment	100194	ALYSSA MARTIN, HELPING HANDS 813	Inv: 18-25	-800.00	-800.00	0.00
07/17/2026	Payment	100195	NICHOLS LANDSCAPE ARCHITECTURE	Inv: MN23-1.22	-2,830.43	-2,830.43	0.00
07/17/2026	Payment	100196	TRULY NOLEN OF AMERICA INC	Inv: 590316699, Inv: 590316811	-190.00	-190.00	0.00
07/28/2026		JE001242	Prepaid Items	BankUnited CC Payment	-495.56	-495.56	0.00
07/02/2026		JE001243	Supervisor Fees	Supervisor Fees	-350.00	-350.00	0.00
07/06/2026		JE001244	Onsite Staff	PAYCHEX PAYROLL	-860.00	-860.00	0.00
07/09/2026		JE001245	Onsite Management	PAYCHEX PAYROLL	-3,516.16	-3,516.16	0.00
07/23/2026		JE001246	Onsite Management	PAYCHEX PAYROLL	-3,703.53	-3,703.53	0.00
07/22/2026		JE001247	Garbage Collection	WASTE CONNECTIONS	-160.95	-160.95	0.00
07/22/2026		JE001248	Garbage Collection	WASTE CONNECTIONS	-12,058.20	-12,058.20	0.00
Total Checks					-75,106.96	-75,106.96	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/10/2026	Payment	100191	FRANCISCO M MONSERRATE	Inv: 070326-		-300.00
07/10/2026	Payment	300138	PAGE PER PAGE	Inv: PRC-051126-246-ACH		-73.81
07/17/2026	Payment	100197	FRANCISCO M MONSERRATE	Inv: 071026-		-300.00
07/21/2026	Payment	300143	FRONTIER COMMUNICATION S	Inv: 071326-08-5-ACH		-205.34
07/29/2026	Payment	100198	FOUNTAIN KINGS INC	Inv: INV-1278		-370.00
07/29/2026	Payment	100199	PRESSURE WASHING SOLUTIONS LLC	Inv: 2334899		-5,810.00
07/29/2026	Payment	100200	STRALEY ROBIN VERICKER	Inv: 28771		-6,740.44

Bank Account Statement

Northwood CDD

Bank Account No.

4197

Statement No.

07-26

Statement Date

07/31/2026

07/29/2026	Payment	100201	OLM, INC.	Inv: 47685	-390.00
07/29/2026	Payment	100202	AQUATIC WEED CONTROL, INC.	Inv: 1141841	-1,684.00
07/29/2026	Payment	100203	FRANCISCO M MONSERRATE	Inv: 071726-, Inv: 072426-	-600.00
Total Outstanding Checks					-16,473.59

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Northwood CDD

Bank Account No. 4615

Statement No. 07-26

Statement Date 07/31/2026

G/L Account No. 101004 Balance	213,210.94	Statement Balance	213,210.94
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	213,210.94
Subtotal	213,210.94	Outstanding Checks	0.00
Negative Adjustments	0.00		
		Ending Balance	213,210.94
Ending G/L Balance	213,210.94		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/31/2026		JE001241	Interest - Investments	Interest Earned	631.91	631.91	0.00
Total Deposits					631.91	631.91	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							



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

Page 1 of 5

>002230 8310405 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

Statement Date: July 31, 2026

Account Number: *****4197

Customer Service Information



Client Care: 877-779-BANK (2265)



Web Site: www.bankunited.com



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



Customer Message Center

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 06/30/2026			\$150,457.12
Plus	1	Deposits and Other Credits	\$200.00
Less	38	Withdrawals, Checks, and Other Debits	\$75,042.19
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 07/31/2026			\$75,614.93

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
07/01/2026	CHECK #100176	\$600.00		\$149,857.12
07/02/2026	ADP WAGE PAY WAGE PAY 6660900234318EK NORTHWOOD COMMUNITY DE	\$350.00		\$149,507.12
07/06/2026	PAYCHEX EIB INVOICE X17424400000544 NORTHWOOD CDD	\$860.00		\$148,647.12
07/07/2026	AVIDPAY SERVICE AVIDPAY CK100182 NORTHWOOD CDD	\$7,614.47		\$141,032.65

BankUnited, N.A.

Statement Date: July 31, 2026

Account Number: *****4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
07/07/2026	AVIDPAY SERVICE AVIDPAY CK100181 NORTHWOOD CDD	\$295.31		\$140,737.34
07/07/2026	AVIDPAY SERVICE AVIDPAY CK100184 NORTHWOOD CDD	\$995.00		\$139,742.34
07/08/2026	FRONTIER COMMUNI BILL PAY 10730119201 NORTHWOODCDD NORTHWOOD	\$204.23		\$139,538.11
07/08/2026	ADT SECURITY SER ADTPAPACH NORTHWOOD	\$421.14		\$139,116.97
07/09/2026	PAYCHEX INC. PAYROLL 17544800012089X NORTHWOOD CDD	\$2,286.18		\$136,830.79
07/09/2026	PAYCHEX EIB INVOICE X17553300001632 NORTHWOOD CDD	\$590.72		\$136,240.07
07/10/2026	PAYCHEX-HRS 401(K) 0000051907371 NORTHWOOD CDD	\$110.53		\$136,129.54
07/10/2026	PAYCHEX TPS TAXES 17550800015989X NORTHWOOD CDD	\$528.73		\$135,600.81
07/10/2026	ADP PAYROLL FEES ADP FEES 402571164310 725227222INFRAMARK, LL	\$33.00		\$135,567.81
07/14/2026	CHECK #100173	\$390.00		\$135,177.81
07/14/2026	CHECK #100183	\$2,524.00		\$132,653.81
07/14/2026	AVIDPAY SERVICE AVIDPAY CK100189 NORTHWOOD CDD	\$5,653.60		\$127,000.21
07/14/2026	AVIDPAY SERVICE AVIDPAY CK100190 NORTHWOOD CDD	\$6,386.38		\$120,613.83
07/15/2026	CHECK #100185	\$900.00		\$119,713.83
07/20/2026	CHECK #100180	\$7,537.86		\$112,175.97
07/20/2026	CHECK #100186	\$3,547.50		\$108,628.47
07/20/2026	AVIDPAY SERVICE AVIDPAY CK100196 NORTHWOOD CDD	\$190.00		\$108,438.47



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

Statement Date: July 31, 2026

Account Number: *****4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
07/21/2026	FRONTIER COMMUNI BILL PAY 10770955901 BANKUNITED NORTHWOOD C	\$528.50		\$107,909.97
07/22/2026	WASTE CONNECTION WEB_PAY 19676383072126 BANK UNITED NORTHWOOD	\$160.95		\$107,749.02
07/22/2026	WASTE CONNECTION WEB_PAY 19681065072126 BANK UNITED NORTHWOOD	\$12,058.20		\$95,690.82
07/23/2026	CHECK #100187	\$720.96		\$94,969.86
07/23/2026	CHECK #100188	\$700.00		\$94,269.86
07/23/2026	PAYCHEX EIB INVOICE X17753400004851 NORTHWOOD CDD	\$590.72		\$93,679.14
07/23/2026	PAYCHEX INC. PAYROLL 17747900019693X NORTHWOOD CDD	\$2,416.34		\$91,262.80
07/23/2026	ADP WAGE PAY WAGE PAY 5670750183918EK NORTHWOOD COMMUNITY DE	\$200.00		\$91,062.80
07/23/2026	TECO/PEOPLE GAS UTILITYBIL NORTHWOOD CDD	\$8,808.61		\$82,254.19
07/24/2026	PAYCHEX TPS TAXES 17752500026369X NORTHWOOD CDD	\$575.10		\$81,679.09
07/24/2026	PAYCHEX-HRS 401(K) 0000052037812 NORTHWOOD CDD	\$121.37		\$81,557.72
07/27/2026	CHECK #100192	\$150.00		\$81,407.72
07/27/2026	CHECK #100193	\$1,766.81		\$79,640.91
07/28/2026	CHECK #9944391	\$495.56		\$79,145.35
07/29/2026	FRONTIER COMMUNI BILL PAY 10793562761 BANKUNITED NORTHWOOD C	\$99.99		\$79,045.36
07/30/2026	CHECK #100194	\$800.00		\$78,245.36
07/31/2026	ADP WAGE PAY WAGE PAY 6030970648878EK NORTHWOOD COMMUNITY DE		\$200.00	\$78,445.36
07/31/2026	CHECK #100195	\$2,830.43		\$75,614.93

Statement Date: July 31, 2026

Account Number: *****4197

Check Transactions

Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
100173	07/14	\$390.00	100186	07/20	\$3,547.50	100194	07/30	\$800.00
100176*	07/01	\$600.00	100187	07/23	\$720.96	100195	07/31	\$2,830.43
100180*	07/20	\$7,537.86	100188	07/23	\$700.00	9944391*	07/28	\$495.56
100183*	07/14	\$2,524.00	100192*	07/27	\$150.00			
100185*	07/15	\$900.00	100193	07/27	\$1,766.81			

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

Balances by Date

Date	Balance	Date	Balance	Date	Balance	Date	Balance
06/30	\$150,457.12	07/08	\$139,116.97	07/20	\$108,438.47	07/27	\$79,640.91
07/01	\$149,857.12	07/09	\$136,240.07	07/21	\$107,909.97	07/28	\$79,145.35
07/02	\$149,507.12	07/10	\$135,567.81	07/22	\$95,690.82	07/29	\$79,045.36
07/06	\$148,647.12	07/14	\$120,613.83	07/23	\$82,254.19	07/30	\$78,245.36
07/07	\$139,742.34	07/15	\$119,713.83	07/24	\$81,557.72	07/31	\$75,614.93

Other BalancesMinimum Balance this Statement Period \$75,614.93

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

Page 5 of 5

Statement Date: July 31, 2026

Account Number: *****4197

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

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

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

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

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

**IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:
PLEASE CALL (TOLL FREE) 1-877-779-BANK (2265) OR WRITE US AT:**BankUnited Operations / EFT Error
7815 NW 148th ST, Miami Lakes, FL 33016**For Consumer Customers Only**

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

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

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

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

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

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

Page 1 of 3

>000302 8310399 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

Statement Date: July 31, 2026

Account Number: *****4139

Customer Service Information



Client Care: 877-779-BANK (2265)



Web Site: www.bankunited.com



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



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PUBLIC FUNDS MONEY MARKET Account *****4139

Account Summary

Statement Balance as of 06/30/2026			\$337,594.99
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	\$951.35
Statement Balance as of 07/31/2026			\$338,546.34

Interest Summary

Beginning Interest Rate	3.32%
Interest Period Days	31
Interest Annual Percentage Yield Earned this Statement Period (APYE)	3.37%
Interest Paid this Statement Period	\$951.35
Interest Paid Year to Date	\$9,109.08

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
07/31/2026	Interest Paid		\$951.35	\$338,546.34

BankUnited, N.A.

Statement Date: July 31, 2026

Account Number: *****4139

Rates By Date

Date	Rate
07/01	3.32%

Balances by Date

Date	Balance	Date	Balance
06/30	\$337,594.99	07/31	\$338,546.34

Other Balances

Minimum Balance this Statement Period	\$337,594.99
---------------------------------------	--------------



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

Page 3 of 3

Statement Date: July 31, 2026

Account Number: *****4139

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

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

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

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

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

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3. Tell us the dollar amount of the suspected error.

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



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BankUnited, N.A.





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

Last Statement:
Statement Ending:
Page:

Page 120
June 30, 2026
July 31, 2026
1 of 2

16512 M0656DDA080126073618 08 000000000 228683 002



NORTHWOOD COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 300
TAMPA FL 33607



Email: contactus@valley.com



Visit Us Online: www.valley.com



Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

GOVERNMENT CHECKING - XXXXXX4615

SUMMARY FOR THE PERIOD: 07/01/26 - 07/31/26

NORTHWOOD COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$212,579.03		\$631.91		\$0.00		\$213,210.94

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$212,579.03
07/31	INTEREST CREDIT		\$631.91	\$213,210.94
Ending Balance				\$213,210.94

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$212,579.00	Annual % Yield Earned	3.56%
Year-to-Date Interest Paid	\$4,290.10	Interest Paid	\$631.91

OVERDRAFT FEES

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





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

Account Number:

XXXXXX4615

Statement Date:

07/31/2026

Page :

2 of 2

To Reconcile Your Account

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

Balance Reconciliation

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

Finance Charge Computation For Personal Line Of Credit

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

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

A. Pursuant To The Federal Fair Credit Billing Act

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

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

B. Under Applicable State Law

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

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

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

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





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

AGENCY ACCOUNT 231341
07/01/2026 - 07/31/2026

Page 1 of 1

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

Participant Return 07/31/2026 : 3.84 %

Date	Transaction Type	Description	Amount	Balance
07/01/2026	BEGINNING BALANCE			316,592.97
07/31/2026	EARNED INCOME	INTEREST	1,031.81	317,624.78
	Totals:		1,031.81	317,624.78

Northwood CDD
Cash Flow Projection
8/5/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Bank United	59,141.34	0.00%
MM Account - Bank United	338,546.34	3.37%
Reserve - Valley National Bank	213,210.94	3.56%
SBA Account	317,624.78	3.84%
Less: Current Outstanding AP	<u>(25,599.75)</u>	
Estimated Cash Available To Date	<u>902,923.65</u>	
 Outstanding FY26 Tax Roll	 -	
 Estimated Total Cash Available with Tax Roll	 <u>902,923.65</u>	
 <u>Projections:</u>		
Monthly Average Spend (10 Months October-July)	72,000.00	
 Total Monthly Average Spend	 <u>72,000.00</u>	
 Average Spend to YE (2 months August-September)	144,000.00	
 Expected Cash Flow at YE (9/30/26)	 <u>758,923.65</u>	
 Average Spend 1st QTR FY27 (2 mos avg spend)	144,000.00	
 Expected Need through 1st QTR FY27	 <u>614,923.65</u>	
<i>*tax roll revenue for the new FY is received in December</i>		

NORTHWOOD
Community Development District

Trend Report - General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - General Fund
For the Period Ending July 31, 2026

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL				
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Actual Thru 7/31/2026	Projected Next 2 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	\$ 2,615	\$ 1,250	\$ 1,250	\$ 27,229	\$ 2,506	\$ 29,735	\$ 15,000	198%
Room Rentals	-	-	-	-	-	-	-	-	-	-	1,667	1,667	-	3,334	3,334	20,000	17%
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	2,615	2,917	2,917	853,638	5,839	859,477	845,512	102%
Expenditures																	
Administrative																	
Supervisor Fees	1,000	1,000	1,000	1,000	-	2,000	1,000	800	800	550	1,167	1,167	9,150	2,334	11,484	14,000	82%
District Counsel	127	-	244	549	-	-	921	2,105	2,524	6,740	833	833	13,209	1,667	14,876	10,000	149%
District Engineer	-	636	1,097	2,021	-	2,645	1,639	-	4,518	3,548	833	833	16,102	1,668	17,770	10,000	178%
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	56,753	11,156	67,909	66,950	101%
Auditing Services	-	-	-	-	-	-	7,600	-	-	-	500	500	7,600	1,000	8,600	6,000	143%
Onsite Staff	9,720	6,527	6,522	6,420	6,983	9,934	6,737	6,724	7,103	8,080	6,917	6,917	74,750	13,834	88,584	83,000	107%
Insurance - General Liability	4,511	-	-	-	-	-	-	-	-	-	399	399	4,511	798	5,309	4,788	111%
Public Officials Insurance	5,492	-	-	-	-	-	-	-	-	-	486	486	5,492	972	6,464	5,829	111%
Insurance -Property & Casualty	15,611	-	-	-	-	-	-	-	-	-	1,371	1,371	15,611	2,742	18,353	16,447	112%
Insurance - Crime	342	-	-	-	-	-	-	-	-	-	42	42	342	84	426	500	85%
Legal Advertising	19	-	(79)	-	-	79	-	74	295	-	167	167	388	334	722	2,000	36%
Payroll Services	-	-	-	-	1,000	(1,000)	-	-	-	-	-	-	-	-	-	-	0%
Dues, Licenses, Subscriptions	535	729	1,395	577	(2,305)	250	348	113	222	-	250	250	1,865	499	2,364	3,000	79%
Total Administrative	42,936	14,471	15,758	16,146	11,257	20,448	23,824	15,395	21,041	24,497	18,544	18,544	205,773	37,088	242,861	222,514	109%
Utility Services																	
Amenity Internet	267	796	1,157	796	454	815	815	833	833	834	832	832	7,598	1,666	9,264	9,980	93%
Water/Waste	479	469	923	1,219	(381)	287	609	381	962	-	683	683	4,946	1,368	6,314	8,200	77%
Utility - Electric	10,009	8,084	8,666	8,613	9,095	9,423	8,738	8,609	8,617	8,809	9,394	9,394	88,661	18,790	107,451	112,730	95%
Total Utility Services	10,755	9,349	10,746	10,628	9,168	10,525	10,162	9,823	10,412	9,643	10,909	10,909	101,205	21,824	123,029	130,910	94%
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	3,900	780	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	6,386	6,695	6,695	63,643	13,387	77,030	80,336	96%
Stormwater Assessment	-	-	-	-	-	-	-	-	-	-	1,667	1,667	-	3,334	3,334	20,000	17%
R&M-Other Landscape	875	(875)	-	3,156	-	-	-	-	3,243	-	167	167	6,399	334	6,733	2,000	337%
Aquatic Maintenance	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,810	1,810	16,840	3,620	20,460	21,722	94%

NORTHWOOD
Community Development District

Trend Report - General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - General Fund
For the Period Ending July 31, 2026

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Budget	Sep Budget	TOTAL				
													Actual Thru 7/31/2026	Projected Next 2 Mths	FY2026 Total	Adopted Budget	% of Budget
R&M-Tree Trimming	-	550	3,570	-	-	-	-	-	-	-	833	833	4,120	1,666	5,786	10,000	58%
Irrigation Maintenance	-	1,752	-	4,670	360	1,225	88	-	271	-	250	250	8,365	501	8,866	3,000	296%
Reserve - Undesignated	-	846	3,241	(2,930)	-	8,023	3,773	23	4,620	13,163	8,125	8,125	30,759	16,250	47,009	97,500	48%
Total Other Physical Environment	17,407	10,733	6,979	13,356	8,820	17,708	12,321	8,483	16,594	21,623	19,937	19,937	134,026	39,872	173,898	239,238	73%
Capital Expenditures & Projects																	
Engineering	-	-	-	-	-	-	-	-	-	-	50	50	-	100	100	600	17%
Legal Services	-	-	-	-	-	-	-	-	-	-	50	50	-	100	100	600	17%
Planning and Design	400	-	35,429	3,887	-	-	2,422	1,595	7,538	2,830	50	50	54,101	100	54,201	600	9034%
Misc-Contingency	45	-	-	-	-	-	-	4	-	-	50	50	49	100	149	600	25%
Infrastructure	-	-	-	-	-	5,136	-	-	-	-	50	50	5,136	100	5,236	600	873%
Total Capital Expenditures & Projects	445	-	35,429	3,887	-	5,136	2,422	1,599	7,538	2,830	250	250	59,286	500	59,786	3,000	1993%
Parks and Recreation																	
Security Patrol Services	2,550	3,150	4,800	3,900	2,250	4,050	3,450	2,550	1,650	1,350	1,875	1,875	29,700	3,750	33,450	22,500	149%
Pest Control	-	116	-	186	-	116	-	186	-	190	92	92	794	184	978	1,100	89%
Janitorial Cleaning	975	-	-	975	150	-	600	-	700	800	417	417	4,200	834	5,034	5,000	101%
R&M-Clubhouse	-	70	-	-	-	-	439	-	-	-	250	250	509	500	1,009	3,000	34%
R&M-Pools	800	1,110	800	2,219	8,260	995	1,121	1,852	363	-	833	833	17,520	1,666	19,186	10,000	192%
Pool Furniture repair & replacement	-	-	-	-	-	-	-	-	-	-	333	333	-	666	666	4,000	17%
Recreation / Park Facility Maintenance	-	-	-	-	-	-	69	-	370	-	167	167	439	334	773	2,000	39%
Security System Monitoring & Maint.	2,318	-	-	3,224	223	416	640	1,767	1,839	421	833	833	10,850	1,664	12,514	10,000	125%
Pavement/Signage/Wall Repairs	-	-	-	-	-	-	-	-	-	-	208	208	-	416	416	2,500	17%
Garbage Collection	25,695	(1)	25,984	784	13,544	13,398	13,544	13,544	15,370	24,174	13,563	13,563	146,036	27,126	173,162	162,750	106%
Event Planning	-	-	-	-	-	-	-	-	-	-	583	583	-	1,166	1,166	7,000	17%
Special Events	-	1,500	-	-	-	500	2,500	-	-	-	1,250	1,250	4,500	2,500	7,000	15,000	47%
Community Enhancement Projects	-	-	-	-	-	-	-	-	-	-	250	250	-	500	500	3,000	17%
Op Supplies - Clubhouse	-	-	-	-	3,019	-	28	699	370	-	167	167	4,116	334	4,450	2,000	223%
Total Parks and Recreation	32,338	5,945	31,584	11,288	27,446	19,475	22,391	20,598	20,662	26,935	20,821	20,821	218,664	41,640	260,304	249,850	104%
Total Expenditures	103,881	40,498	100,496	55,305	56,691	73,292	71,120	55,898	76,247	85,528	70,461	70,461	718,954	140,924	859,878	845,512	102%
Excess (deficiency) of revenues Over (under) expenditures	\$ (98,235)	\$ 58,205	\$ 528,214	\$ (20,758)	\$ (40,113)	\$ (57,842)	\$ (41,923)	\$ (48,732)	\$ (61,216)	\$ (82,913)	\$ (67,544)	\$ (67,544)	134,684	(135,085)	(401)	-	0%
Fund Balance, Beginning (Oct 1, 2025)													776,947	-	776,947	776,947	
Fund Balance, Ending													\$ 911,631	\$ (135,085)	\$ 776,546	\$ 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
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NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot August 05, 2026

- **Current Cash Balances:**
 - Bank United Operating: \$59,141.34
 - BankUnited MM: \$338,546.34
 - Valley National Reserve: \$213,210.94
 - SBA Account: \$317,624.78
- **Assessment collections:**
 - We are 100% collected on the tax roll.
- **Audit – FY 2025:**
 - The FY 2025 audit was completed on May 08, 2026.
- **Expenses:**
 - Current expenses make up 85% of the annual budget through the end of July 2026.
 - Total expenses for the first 10 months are \$718,954. This puts your average monthly burn rate of approximately \$71,895 per month.
 - August financials will be distributed to the board by September 15th.