



Northwood Community Development District

October 19, 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, District Manager
Whitney Sousa, District Counsel
Tonja Stewart, District Engineer
Jen Lavelle, On-Site Manager
Ruben Nesbitt, District Accountant
Tabitha Blackwelder, District Admin

Revised Meeting Agenda Monday, October 19, 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: 280 579 781 353 14 **Passcode:** GK7Ft7b6
Dial in by phone: +1 314-798-1835, 443311541#

1. Call to Order and Roll Call

2. Public Comments

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

3. Staff Reports

- A. Aquatic Weed Control Service Report Page 4
- B. Landscape Report
 - i. OLM Report.....Page 18
 - ii. OLM Grade Sheet.....Page 23
- C. District Engineer
 - i. Update on Monument Wall Project
- D. District Counsel
 - i. Discussion of District Easements
 - ii. Discussion of Advisory Groups and Workshops
- E. District Manager
 - i. Discussion on the Management of Onsite District Staff
 - ii. Consideration of FY2026 Completed Goals and Objectives Page 26
- F. Onsite Manager
 - i. Manager's Report August – October Page 28
 - ii. Consideration of Fountain Kings Lighting Proposal #0808 Page 68
 - iii. Consideration of Fountain Kings Bi-Annually Fountain Maintenance Proposal Page 69
 - iv. Consideration of Juniper Cocoa Brown Mulch Proposal # 421900.....Page 70
 - v. Consideration of Juniper Pine Mulch Proposal #421904.....Page 72
 - vi. Consideration of Juniper Dead Trees Proposal #420575.....Page 74

4. Business Items

- A. Consideration of KBA Engineering Proposal.....Page 80
- B. Ratification of FIA Egis Insurance Proposal Page 81
- C. Ratification of Grau & Associates Audit Engagement Letter.....Page 94
- D. Ratification of Temporary Hire of Onsite Personnel

5. Consent Agenda

- A. Consideration of Minutes from the Meeting held June 15, 2026.....Page 99
- B. Consideration of Minutes from the Meeting held July 20, 2026 Page 102

- C. Consideration of Minutes from the Meeting held August 17, 2026 Page 108
- D. Acceptance of June - August 2026 Financial Statements Page 116
- E. Acceptance of June - August 2026 Check Register Page 190
- 6. Supervisor Requests**
- 7. Public Comments**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
- 8. Adjournment**

The next meeting is scheduled for Monday, November 16, 2026, at 6:30 p.m.



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: Alex

Date: 08/12/2026 Time: 09:51 AM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
Tb4			x						
Tb4si			x						
Tb2s4	x		x						
Cb5s1						x			
Cb7s1			x						
Tb4s1			x						
Tb2a	x		x						
Tb3						x			
Tb1s1			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	☐ Carp observed	☒ Low	☐ Windy
☐ > 4'			☐ Barrier Inspected		☐ 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	☐ _____







☐ Naiad ☐ _____

☒ Pickerelweed

☐ Soft Rush ☐



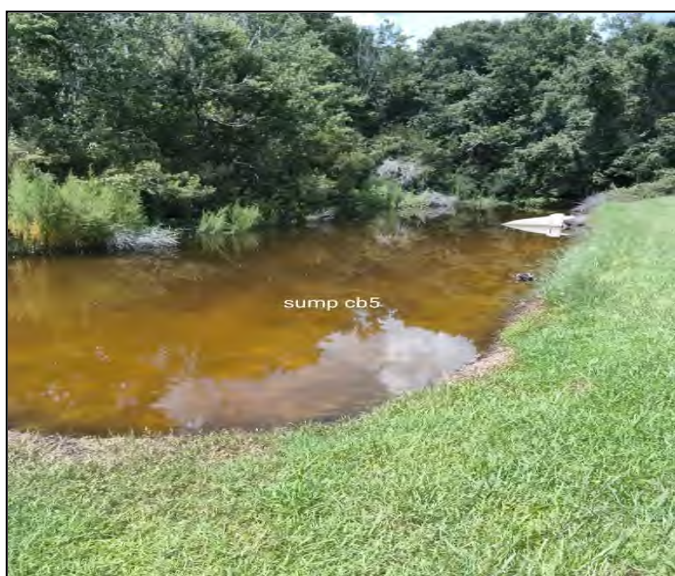












**NORTHWOOD CDD**

LANDSCAPE INSPECTION

September 2, 2026

ATTENDING:

JEN LAVELLE – NORTHWOOD CDD

ANTHONY VEGA – JUNIPER LANDSCAPING

PAUL WOODS – OLM, INC

SCORE: 94.5%**NEXT INSPECTION
OCTOBER 7, 2026 AT 8:00 AM****CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 08/05/2026**

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.**

CATEGORY II: MAINTENANCE ITEMS**CLUBHOUSE**

1. Control weeds in rock beds around the basketball court.
2. Tennis court perimeter: Control grassy weeds between the fence lines.
3. Control weeds in pavement cracks and along fence lines.

COMMONS

4. Carlyle monument: During irrigation wet checks confirm spray patterns, making sprinklers vertical.
5. Prune and remove suckering growth, downward limbs, and weak attachments, and Spanish and Ball Moss up to 15 feet from trees.
6. Barrington frontage: Remove viney growth from Elaeagnus. Hand prune or remove dead wood from Elaeagnus hedgerows. Closely monitor plants for recurring disease.
7. Across from rec center: Remove staking from the Crape Myrtle grouping.
8. Remove debris along west perimeter of the pond shore at Sea Breeze Way.
9. **Southbound right of ways: Closely monitor turf discoloration, confirming no active fungus.**
10. Control bed weeds throughout the gate island and entrance island.
11. Control crack weeds.
12. West side monument at County Line Road: Prune back Philodendron Selloum so it is not blocking visibility of the sign.
13. County Line Road frontage: Control bed weeds throughout the monument sign planting

bed areas.

14. County Line Road frontage: Line trim areas inaccessible to mowers.
15. Northwood Palms Blvd entrance right of way: Target prune downward growth adjacent to the park bench at the east side pond.
16. During next seasonal color rotation I recommend replacing soil due to increased mushroom growth in clubhouse seasonal color beds.

CATEGORY III: IMPROVEMENTS – PRICING

1. Provide a proposal for arbor care services around Caladesi Park so trees do not grow down onto playground apparatus, improve light penetration, reduce branch and limb windfall, strike the gazebo roof, or create visual screens.
2. Provide a price to repair shore line erosion at the outfall structure of the storm water pond at Sea Breeze Way.
3. Provide a price to cut back wood line overgrowth from the power pole gas marker end of the wood line to improve open visibility of the Northwood Palms Blvd/County Line Road intersection.

CATEGORY IV: NOTES TO OWNER

1. I recommend mulching the clubhouse vicinity to improve overall appearance, limiting the amount of mulch used including in future wall construction areas. If entrance construction will not occur within the next 6 months in my opinion it would be beneficial for a light 1 ½ inch layer of mulch at the entrance monument and gatehouse planting areas to improve overall appearance.

CATEGORY V: NOTES TO CONTRACTOR

1. Confirm palm pruning dates.
2. Confirm delivery date on playground mulch.
3. Provide schedule to remove dead Oak trees along Northwood Palms Blvd frontage. Contractor is responsible for any damage to landscape areas by their tree vendor.

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**

LANDSCAPE INSPECTION

October 7, 2026

SCORE: 90%**NEXT INSPECTION****NOVEMBER 4, 2026 AT 8:00 AM**

ATTENDING:

JEN LAVELLE – NORTHWOOD CDD

GERSHON PEREZ – NORTHWOOD CDD

ALEX FIGUEROA – JUNIPER LANDSCAPING

IAN KENNEDY – JUNIPER LANDSCAPING

MATT NOBLE – JUNIPER LANDSCAPING

PAUL WOODS – OLM, INC

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS**1. Throughout: Control disease in turf.**

CLUBHOUSE

2. Along the west fence next to the conservation easement: Line trim out weedy growth at the base of the header wall.
3. **Confirm irrigation coverage around the perimeter of the pool, focusing on the turf rotor zone between the pool seating area and tennis courts.**
4. Identify irrigation coverage pattern, confirming no overspray onto the tennis court is occurring.
5. Remove fallen palm fruit drop and other debris during weekly visits.
6. Control Oleander Caterpillar around the dumpster enclosure.
7. Stagger pinch Pentas so they do not lodge over Blue Daze. Treat all seasonal color beds with systemic fungicides.
8. Recreation center signage: Use a pole saw to prune suckering growth and downward growth up to 15 feet from trees. I recommend managing the Ligustrum canopy so it does not overhang the signage.
9. **Control Sod Webworm and any other pest activity in turf.**

COMMONS

10. Across from recreation center: Reduce height and width of Oleander so it does not overhang sidewalks and does not block visibility. The height need only be to the top of the utility cabinet.
11. **Drench Elaeagnus and Viburnum along the north wall extension at curative rates to control disease.**

12. Target prune Ligustrum and Variegated Ginger for line of sight clearance.
13. County Line Road frontage: I recommend removing the dead Oak tree on the backside of the east side Northwood sign.
14. County Line Road frontage: During edging operations reveal the fog line on the inbound turn lane.
15. Ocean Reef Road, at pond #4: Push back wood line overgrowth along the pond perimeter and easement for mower clearance.
- 16. Caladesi Park: Control weeds in turf.**
17. Caladesi Park: Control weeds in beds.
18. Caladesi Park: Treat Arboricola Trinette across the frontage and restroom area with systemic fungicides.
19. Exit side of Northwood Palms Blvd between the fountain and guardhouse: Improve or repair areas of turf loss due to pest injury under warranty.

CATEGORY III: IMPROVEMENTS – PRICING

1. Clubhouse: Provide a price to regrade and install sod towards the Big Sur Drive entrance to reduce erosion being created by runoff in the rec center.
2. Review any pricing and improvements to modify perennial flowering beds to increase seasonal color for the winter months.

CATEGORY IV: NOTES TO OWNER

1. Contractor reports bed mulching will occur in October.
2. I recommend approving contractor's proposal to install mulch. Pine bark mulch in common area beds will help reduce soil erosion, improve bed weed control, and improve aesthetics.

CATEGORY V: NOTES TO CONTRACTOR

1. Confirm schedule and completion of all Exhibit A deliverables specific to scheduling palm pruning to be completed in the 4th quarter prior to Christmas. Identify any conflict in contract deliverables in writing.
2. Review and provide reporting per 8.2 Weekly Maintenance Worksheet.

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

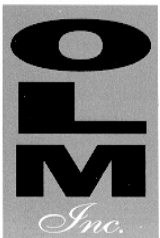
Matt Gerich matt.gerich@juniperlandscaping.com
Matt Noble matt.noble@juniperlandscaping.com

NORTHWOOD CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-1	Shoreline linetrimming
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-3.5	Entry bed, tennis court
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Street tree stubs, downward growth, NORTHWOOD monument west area to improve eastbound visibility.
CLEANLINESS	10		
MULCHING	5		Needed, redistribute any remaining at club house
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5	-1	7, III gravel stone

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-1	Remove mushrooms, control bed weed
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 9-2-26 Score: 94.5% *Performance Payment™* 100%

Contractor Signature: _____

Inspector Signature: _____

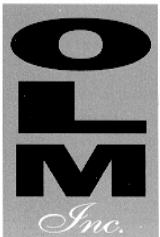
Property Representative Signature: _____

NORTHWOOD CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-2.5	Broadleaf sedge
TURF INSECT/DISEASE CONTROL	10	-2.5	Disease
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-5	Improve weekly service and outcomes, buff herbicided weeds
PLANT INSECT/DISEASE CONTROL	10		Oleander cat
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	-5	Improve Pentas
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 10-7-26 Score: 90% *Performance Payment™* 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

October 1, 2025 – September 30, 2026

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: _____

Date: _____

Printed Name: _____

Northwood Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Northwood Community Development District

Northwood CDD

Manager Report

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

Upcoming Classes:

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

Drama Kids FL
Wednesdays 5PM-9PM (*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					

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>

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 Events:

Community Garage Sale

October 3, 2026 8:00AM - 4:00PM

Fall Festival

October 17, 2026 1:00PM - 4:00 PM

Upcoming Classes:

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

Mondays & Thursdays 5PM - 7 PM

Drama Kids FL

Wednesdays 5PM - 9PM

Into the Light Performing Arts

Wednesdays 11:00AM - 4:30PM

Fridays 2:30PM - 6:00PM

Please see:

- August Calendar, August Sales, August Business Rentals, August Rentals, & August Party Supply Usage Chart, Tentative September 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 August, the CDD's total earnings from the cleaning portion were \$150. After deducting the August supply expenses of \$21.90, the net amount earned is \$128.10 (Total earnings YTD \$1,159.82)

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

As of August 31, 2026, Northwood CDD completed 185 transactions, totaling \$40,100.00 in net sales.

- Incident Report
- Discussion: Holiday Lights & Holiday Party
- Discussion: Merchant Sales System
- Reserve Study Progress Chart

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

Jen Lavelle, Onsite Manager
 Square Transactions: August FY26

Transaction Date	Time	Transaction / Description	Rental / Event Date	Amount
Aug. 1, 2026	12:30 AM	Pool Cabana Add On + Additional Rental Time (Resident)	July 31 & Aug. 1	\$150.00
Aug. 3, 2026	9:06 AM	Resident Refund (\$25 withheld for extra hour of rental time)	Aug. 1	(\$175.00)
Aug. 3, 2026	10:58 AM	Clubhouse Reserved (Resident)	Aug. 16	\$325.00
Aug. 3, 2026	7:49 PM	Clubhouse Reserved (Non-Resident)	Sept. 20	\$500.00
Aug. 5, 2026	12:59 PM	Clubhouse Reserved + Additional Rental Time (Non-Resident)	Aug. 7 & Aug. 8	\$675.00
Aug. 5, 2026	7:01 PM	Into the Light Performing Arts, 8 hrs rental time		\$150.00
Aug. 8, 2026	10:00 AM	Monthly Subscription: Martial Arts		\$300.00
Aug. 10, 2026	2:01 AM	Clubhouse & Pool Cabana Reserved (Resident)	Aug. 15	\$400.00
Aug. 10, 2026	4:03 PM	Refund of Non-Resident Security Deposit	Aug. 8	(\$500)
Aug. 17, 2026	11:20 AM	Clubhouse Reserved (Non-Resident)	Aug. 23	\$775.00
Aug. 17, 2026	8:04 PM	Clubhouse Reserved (Non-Resident)	Sept. 6	\$500.00
Aug. 18, 2026	8:23 AM	Monthly Subscription: Drama Kidz FL		\$325.00
Aug. 19, 2026	7:32 PM	Clubhouse Reserved (Non-Resident)	Aug. 29	\$650.00

Jen Lavelle, Onsite Manager

Square Transactions: August FY26

Aug. 24, 2026	7:29 PM	Refund of Security Deposit (Resident)	Aug. 15	(\$200.00)
Aug. 29, 2026	3:14 PM	Clubhouse Reserved + Additional Rental Time (Resident)	Sept. 4 & Sept. 5	\$375.00
Aug. 30, 2026	11:01 AM	Clubhouse Reserved (Resident)	Oct. 10	\$550.00
Aug. 30, 2026	10:42 PM	Clubhouse Reserved, 3 PM–11 PM (Non-Resident)	Sept. 6	\$675.00

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

August FY26

CLUBHOUSE BUSINESS RENTALS

BUSINESS NAME	RENTAL DATE(S)	TIME(S)	PAID
Core Martial Arts	8/3, 8/6, 8/10, 8/20, 8/24, 8/27	5PM-7PM	YES Monthly Subscription
Into the Light Performing Arts	8/5, 8/12, 8/26, 8/28	Wednesdays: 11:30AM-4:30PM Fridays: 2:30PM-6:00PM	YES 8hr Increments
Drama Kidz FL	8/19, 8/26	5PM-9PM	YES Monthly Subscription
Girl Scouts	8/30	2PM-4PM	N/A 501(C)(3)

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

August FY26

RENTALS

NAME	RESIDENT	RENTAL DATE	TIME	PAID
Esther	YES	8/1 Clubhouse & Pool Cabana	4PM-11PM	YES
Frankie	NO	8/8 Clubhouse	4PM-11PM	YES
Kalyn	YES	8/15 Clubhouse & Pool Cabana	1PM-7PM	YES
Hina	YES	8/16 Clubhouse	5PM-11PM	YES
Jordyn	NO	8/23 Clubhouse & Pool Cabana	11AM-5PM	YES
Talya	NO	8/29	12PM-7PM	YES

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

Usage Chart

Item	Aug 1	Aug 8	Aug 15	Aug 16	Aug 23	Aug 29	Total Used
Paper Towels	3	2	1	1	2	2	11 rolls
Toilet Paper	2	2	2	1	2	2	11 rolls
Sponges	1	1	1	1	1	1	6 sponges
Sanitary Strips	2	2	2	2	2	2	12 strips

Cost Summary Chart

Item	Total Used	Cost per Unit	Total Cost
Paper Towels Brand: POM Paper Towels	11 rolls	\$1.19	\$13.09
Toilet Paper Brand: Member's Mark Ultra Premium	11 rolls	\$0.55	\$6.05
Sponges	6 sponges	\$0.42	\$2.52
Sanitary Strips	12 strips	\$0.02	\$0.24

 Total Spent:

\$13.09 + \$6.05 + \$2.52 + \$.24 = \$21.90 total

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30 Clubhouse Reserved: Girl	31 5pm - Martial Arts	1	2 Recycle Day @ Northwood 8am - OLM Inspection 11:30am - Into the Light	3 5pm - Martial Arts	4 2:30pm - Into the Light	5 Clubhouse Reserved:
6 Clubhouse Reserved:	7 Labor Day 5pm - Martial Arts	8 12:30pm - Landscape 7pm - HOA Committee	9 Recycle Day @ Northwood 11am - Into the Light	10 5pm - Martial Arts	11 2:30pm - Into the Light	12 Pool Cabana Reserved:
13 Clubhouse Reserved: 7pm - Reserved: Eddie	14 5pm - Martial Arts	15 6:30pm - HOA Monthly	16 Recycle Day @ Northwood 11am - Into the Light	17 5pm - Martial Arts	18 2:30pm - Into the Light	19 Clubhouse Reserved: Hin
20 Clubhouse Reserved:	21 5pm - Martial Arts 6:30pm - CDD Monthly	22 6:30pm - HOA Meeting @	23 Recycle Day @ Northwood 11am - Into the Light	24 5pm - Martial Arts	25 2:30pm - Into the Light	26 Clubhouse Reserved:
27 Clubhouse Reserved: Girl	28 5pm - Martial Arts	29 6pm - CDD WORKSHOP	30 Recycle Day @ Northwood 11am - Into the Light	1 5pm - Martial Arts	2 2:30pm - Into the Light	3 Clubhouse Reserved: Apri GARAGE SALE

INCIDENT REPORT

Date of Incident: Thursday, August 27, 2026

Time: 9:12 PM

Location: Decorative street light near dumpster

Pole Number: 28218 49721

Incident Type: Maintenance / Lighting Issue

Incident Description

During my janitorial shift on Thursday, August 27, 2026, at approximately 9:12 PM, I observed that the decorative street light located near the dumpster was malfunctioning. The light was repeatedly strobing rather than operating normally.

The identification number listed on the pole is 28218 49721.

Action Taken

Upon observing the issue, I submitted an online service request through TECO's website to report the malfunctioning street light and request that the light be inspected and repaired.

Follow Up

The street light will be monitored, and follow up will be completed as necessary until the issue has been resolved.

Submitted by:

Jen Lavelle, Onsite Manager

Northwood CDD

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
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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	
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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	
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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>

Northwood CDD

Manager Report

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

Upcoming Classes:

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

Mondays & Thursdays 5PM - 7 PM

Drama Kids FL

Wednesdays 5PM - 9PM

Into the Light Performing Arts

Wednesdays 11:00AM - 4:30PM

Fridays 2:30PM - 6:00PM

Please see:

- September Calendar, September Sales, September Business Rentals, September Rentals, & September Party Supply Usage Chart, Tentative October 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 September, the CDD's total earnings from the cleaning portion were \$150. After deducting the September supply expenses of \$21.90, the net amount earned is \$128.10 (Total earnings YTD \$1,287.92)

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

As of September, 2026, Northwood CDD completed 210 transactions, totaling \$42,950.00 in net sales. This concludes Fiscal Year 26.

- Square Fees for FY26

Jen Lavelle, On-Site Manager
Manager Report

Northwood CDD FY27

- Incident Report
- Juniper Proposals
- Discussion: Holiday Party
- Discussion: Merchant Sales System
- Reserve Study Progress Chart

SEPTEMBER 2026

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2 Into the Light Performing Arts	3 Martial Arts	4 Into the Light Performing Arts	5 Clubhouse Reserved
6 Clubhouse Reserved	7 Labor Day Martial Arts	8	9 Into the Light Performing Arts	10 Martial Arts	11 Into the Light Performing Arts	12 Pool Cabana Reserved
13 Clubhouse Reserved	14 Martial Arts	15 HOA	16 Into the Light Performing Arts	17 Martial Arts	18 Into the Light Performing Arts	19 Clubhouse Reserved
20 Clubhouse Reserved	21 CDD Meeting	22	23 Into the Light Performing Arts	24 Martial Arts	25 Into the Light Performing Arts	26 Clubhouse Reserved
27 Girl Scouts	28 Martial Arts	29	30 Into the Light Performing Arts			

Jen Lavelle, Onsite Manager
 Square Transactions: September FY26

Date	Time	Transaction Description	Amount
09/01/26	3:25 PM	Refund of Non-Resident Security Deposit	(\$500.00)
09/02/26	7:35 PM	Into the Light Performing Arts, 8 hrs rental	\$150.00
09/03/26	4:44 PM	Refund of Non-Resident Security Deposit	(\$500.00)
09/08/26	10:01 AM	Invoice #000041-R-0029, Monthly Subscription	\$300.00
09/08/26	4:47 PM	Refund of Non-Resident Security Deposit	(\$500.00)
09/08/26	5:05 PM	Into the Light Performing Arts, 16 hrs rental	\$300.00
09/09/26	10:25 AM	Clubhouse Reserved, September 13	\$325.00
09/10/26	10:46 AM	Clubhouse Reserved, September 13	\$150.00
09/11/26	9:34 AM	Clubhouse Reserved, September 19	\$325.00
09/11/26	10:07 AM	Clubhouse Reserved, September 26	\$625.00
09/11/26	12:23 PM	Clubhouse Reserved, September 20	\$650.00

Jen Lavelle, Onsite Manager
 Square Transactions: September FY26

09/11/26	3:51 PM	Pool Cabana Reserved, September 12	\$150.00
09/12/26	9:39 PM	Refund of Security Deposit, Pool/Playground	(\$100.00)
09/14/26	6:37 PM	Clubhouse Reserved, November 7	\$500.00
09/17/26	4:50 PM	Refund of Security Deposit, Clubhouse	(\$200.00)
09/18/26	8:13 PM	Invoice #000092, Monthly Subscription	\$325.00
09/19/26	4:52 PM	Refund of Security Deposit, Clubhouse	(\$200.00)
09/21/26	4:13 PM	Refund of Non-Resident Security Deposit	(\$500.00)
09/22/26	9:29 AM	Clubhouse Reserved, October 3	\$625.00
09/23/26	8:48 AM	Clubhouse Reserved, October 4	\$200.00
09/25/26	7:25 PM	Into the Light Performing Arts, 16 hrs rental	\$300.00
09/28/26	11:08 AM	Refund of Non-Resident Security Deposit	(\$500.00)
09/30/26	5:31 PM	October 2, 8–10 PM and October 3, 1 additional hour	\$75.00

Jen Lavelle, Onsite Manager

Square Transactions: September FY26

09/30/26	5:45 PM	Clubhouse Reserved, November 8	\$500.00
09/30/26	6:05 PM	Clubhouse Reserved, October 4	\$350.00

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

September FY26

CLUBHOUSE BUSINESS RENTALS

BUSINESS NAME	RENTAL DATE(S)	TIME(S)	PAID
Core Martial Arts	9/7, 9/14, 9/28, 9/3, 9/10, 9/17, 9/24	5PM-7PM	YES Monthly Subscription
Into the Light Performing Arts	9/2, 9/4, 9/9, 9/11, 9/16, 9/18, 9/23, 9/25, 9/30	Wednesdays: 11:30AM-4:30PM Fridays: 2:30PM-6:00PM	YES 8hr Increments
Drama Kidz FL	9/2, 9/9, 9/16, 9/23, 9/30	5PM-9PM	YES Monthly Subscription
Girl Scouts	9/27	2PM-4PM	N/A 501(C)(3)

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

September FY26

RENTALS

NAME	RESIDENT	RENTAL DATE	TIME	PAID
Michelle	YES	9/5 Clubhouse	1PM-7PM	YES
Vishal	NO	9/6 Clubhouse	5PM-11PM	YES
Omayra	YES	9/12 Pool Cabana	11AM-3PM	YES
Marisol	YES	9/13 Clubhouse	11AM-5PM	YES
Hina	YES	9/19 Clubhouse	12PM-6PM	YES
Shalini	NO	9/20 Clubhouse	5PM-11PM	YES
Simone	NO	9/26 Clubhouse	12PM-6PM	YES

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

Usage Chart

Item	Sept 5	Sept 6	Sept 13	Sept 19	Sept 20	Sept 26	Total Used
Paper Towels	3	2	1	1	2	2	11 rolls
Toilet Paper	2	2	2	1	2	2	11 rolls
Sponges	1	1	1	1	1	1	6 sponges
Sanitary Strips	2	2	2	2	2	2	12 strips

Cost Summary Chart

Item	Total Used	Cost per Unit	Total Cost
Paper Towels Brand: POM Paper Towels	11 rolls	\$1.19	\$13.09
Toilet Paper Brand: Member's Mark Ultra Premium	11 rolls	\$0.55	\$6.05
Sponges	6 sponges	\$0.42	\$2.52
Sanitary Strips	12 strips	\$0.02	\$0.24

✓ Total Spent:

\$13.09 + \$6.05 + \$2.52 + \$.24 = \$21.90 total

OCTOBER 2026

SUN	MON	TUE	WED	THU	FRI	SAT
				1 Martial Arts	2 Fine Arts	3 Clubhouse Reserved
4 Clubhouse Reserved	5 Martial Arts	6	7 Into the Light Performing Arts	8 Martial Arts	9 Into the Light Performing Arts Fine Arts	10 Clubhouse Reserved
11 Clubhouse Reserved	12 Columbus Day Martial Arts	13	14 Into the Light Performing Arts	15 Martial Arts	16 Into the Light Performing Arts Fine Arts	17 Fall Festival
18	19	20	21 Into the Light Performing Arts	22 Martial Arts	23 Into the Light Performing Arts Fine Arts	24 Clubhouse Reserved
25 Girl Scouts	26 Martial Arts	27	28 Into the Light Performing Arts	29 Martial Arts	30 Into the Light Performing Arts	31 Halloween

Fees

Total fees (incl. taxes)

(\$2,081.26)

Processing fee summary

(12:00 AM-11:59 PM ET)

Fee type	Payment amount	Refund amount	Initial fee	Total fees (incl. taxes)	Cost of acceptance	Total collected
Card processing fees	\$57,500.00	(\$16,350.00)	(\$2,014.66)	(\$2,014.66)	4.9%	\$41,150.00
Afterpay fees	\$1,100.00	(\$500.00)	(\$66.60)	(\$66.60)	11.1%	\$600.00
Total	\$58,600.00	(\$16,850.00)	(\$2,081.26)	(\$2,081.26)	4.99%	\$41,750.00

INCIDENT REPORT

Date: September 14, 2026

Time Reported: 9:00 a.m.

Location: Sea Breeze Way, Northwood Community

Incident Type: Water Main Break

Incident Description

At approximately 9:00 a.m. on September 14, 2026, I received a phone call from a Northwood resident reporting what appeared to be a water main break on Sea Breeze Way.

Upon receiving the report, I immediately contacted Kenny with Pasco County Utilities to notify him of the situation. Kenny created a work order for the reported break and advised that the issue would be investigated.

Kenny stated that he will keep me updated throughout the day regarding the status of the repair. He also advised that if the break is determined to involve the potable water system rather than the reclaimed water system, water service to affected residents may need to be temporarily shut off while repairs are completed.

Actions Taken

- Resident report received at approximately 9:00 a.m.
- Contacted Kenny with Pasco County Utilities.
- Pasco County Utilities created a work order for the reported break.
- Awaiting confirmation regarding whether the break involves potable or reclaimed water.
- Awaiting additional updates regarding repair status and any potential interruption of residential water service.

Current Status

Repairs have been made.

Reported by:

Jen Lavelle, Onsite Manager

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

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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
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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
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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

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2027	Pool equipment pumps and filters system replacement	\$13,454	
2027	Masonry wall painting and repairs Northwood Blvd perimeter wall	\$32,899	
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2027	Tennis court resurface	\$17,806	
2028	Clubhouse exterior painting	\$6,511	
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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>



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.



Proposal

Proposal No.: 421900
Proposed Date: 10/12/26

PROPERTY:	FOR:
Northwood CDD Jen Lavelle 27248 Big Sur Drive Wesley Chapel, FL 33544	Northwood CDD Cocoa Brown Mulch

Install 270 cy of cocoa brown mulch at 1.5" thickness throughout the property including the clubhouse, all monuments and blvd landscape beds.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Northwood CDD Cocoa Brown Mulch					
Landscape Material					\$14,742.00
Northwood CDD Cocoa Brown Mulch	1.00	EA	\$14,742.00	\$14,742.00	
				Total:	\$14,742.00

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)

10/12/2026

Signature - Representative

Date

Juniper

Proposal

Proposal No.: 421904

Proposed Date: 10/12/26

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

Install Pine bark mulch 1t 1.5" depth throughout the property including the clubhouse, blvd landscape beds and monuments.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Northwoods CDD Pine Bark Blown					
Landscape Material					\$16,052.40
NW Pine Bark	1.00	EA	\$16,052.40	\$16,052.40	
				Total:	\$16,052.40

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

10/12/2026

Signature - Representative

Date



Proposal

Proposal No.: 420575
Proposed Date: 10/01/26

PROPERTY:	FOR:
Northwood CDD Jen Lavelle 27248 Big Sur Drive Wesley Chapel, FL 33544	Northwood CDD Dead Trees







6 marked trees south side entry way along blvd



and ponds

as pictured

dead and hazardous trees

ariel lift required

manual rigging required

all debris removed

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Landscape Material					\$6,110.00
Northwood CDD Dead tree removal	1.00	EA	\$6,110.00	\$6,110.00	
				Total:	\$6,110.00

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)

10/1/2026

Signature - Representative

Date



QuickQuote for Engineering Services

Client Celia Nichols, RLA, ASLA
Nichols Landscape Architecture, Inc.
18115 U.S. Hwy. 41 N., Suite 100,
Lutz, FL 33549

Project Name: Northwood CDD

KBA # 26-0819

Description: Site electrical subconsultant services for the electrical design for the Northwood CDD Fountain, Pump, & Lighting and signage throughout the community in Pasco County. We understand the project to include a new electrical service(s) as needed to facilitate the project scope as described the RFP Email dated 08/21/2026. We understand all work will be shown on a single permit set. Providing additional permit sets can be completed for an additional fee. Site visit during construction will be performed upon request for an additional fee as shown below. We include design meetings attended by phone/zoom.

Services to be Provided :

		Construction Administration	
Electrical		Shop Drawing Review	X
Lighting	X	Phone Consultation	X
Power	X	Site Visits During Construction	X
Specifications on drawings	X	Per Visit as Noted	

Proposed Fee:

	FEE
Construction Documents	\$ 19,875
Total	\$ 19,875

Site Visits during construction	\$ 750
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Services Not Included:

The following services are not included in this quote: Fire alarm system design; Specification or design of UPS systems; emergency generator systems; construction cost estimates; Life Cycle Cost Analysis of any system; Value Engineering after the bids are awarded; scope changes after the final documents are submitted; building commissioning services; Green Building Design or LEEDS Certification; attendance at pre-bid meetings; printing services; delivery services; record drawings production including documenting contractor changes to obtain a CO; architectural design services.

Hourly Rates for Additional Services:

Principal - \$275.00/ hour; Registered Engineer - \$225.00/hour; Graduate Engineer - \$150.00/hour, Project Manager - \$175.00; Designer - \$150.00/hour; CADD/BIM Creator - \$125.00/hour; Administrative - \$100.00/hour. We agree not to exceed the stipulated amount without prior, written authorization.

Proposed By:

Print Name: Austin J. Carlson, PE

Title: Director of Engineering

Date: 14-Sep-26

Signature:

Print Name:

Title:

Date:

PURSUANT TO FLORIDA STATUTES, SECTION 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT OF KBA ENGINEERING, INC. MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

Please sign and return a copy of this proposal if these terms are acceptable. We acknowledge your intent to use or generally comply with a Standard AIA Document C401, 2007 edition form of agreement. In any case, a directive to proceed shall be understood to be your acceptance of these terms



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Northwood Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**Northwood Community Development District
c/o Inframark Management Services- Tampa
2005 Pan Am Circle, Suite 300
Tampa, FL 33607**

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126729

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$1,829,367
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$6,800

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$13,600

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$1,250,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$50,000	\$1,000
Theft, Disappearance or Destruction	\$50,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$50,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$50,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**Northwood Community Development District
c/o Inframark Management Services- Tampa
2005 Pan Am Circle, Suite 300
Tampa, FL 33607**

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126729

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$13,600
Crime	\$350
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$4,849
Public Officials and Employment Practices Liability	\$5,904
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$24,703

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



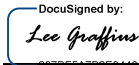
PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Northwood Community Development District

 (Name of Local Governmental Entity)

By: 
 2978F5A762E9440...

 Signature

Lee Graffius

 Print Name

Witness By: 
 7F5C7F05C9FD1442

 Signature

Tabitha Blackwelder

 Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
 Administrator



PROPERTY VALUATION AUTHORIZATION

Northwood Community Development District
c/o Inframark Management Services- Tampa
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$1,829,367	As per schedule attached
☒	Inland Marine	\$6,800	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: _____

DocuSigned by:
Lee Graffius
 297BF5A7B2E9440

Date: 9/25/2026

Name: Lee Graffius

Title: District Manager



Property Schedule

Northwood Community Development District

Policy No.: 100126729
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch				Roof Covering	Covering Replaced	
1	Clubhouse		1997	10/01/2026	\$733,477	\$817,344		
	27248 Big Sur Dr Wesley Chapel FL 33544		Joisted masonry	10/01/2027	\$83,867			
	Simple hip			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch				Roof Covering	Covering Replaced	
2	Pool		Below ground liquid storage tank / pool	10/01/2026	\$294,614	\$294,614		
	27248 Big Sur Dr Wesley Chapel FL 33544			10/01/2027				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch				Roof Covering	Covering Replaced	
3	Guard House		1997	10/01/2026	\$26,128	\$26,128		
	27248 Big Sur Dr Wesley Chapel FL 33544		Masonry non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch				Roof Covering	Covering Replaced	
4	Pool House		1997	10/01/2026	\$157,400	\$168,086		
	27248 Big Sur Dr Wesley Chapel FL 33544		Joisted masonry	10/01/2027	\$10,686			
	Cross hip			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch				Roof Covering	Covering Replaced	
5	Playground Building		1997	10/01/2026	\$16,557	\$16,557		
	27248 Big Sur Dr Wesley Chapel FL 33544		Joisted masonry	10/01/2027				
	Simple hip			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch				Roof Covering	Covering Replaced	
6	Recreational Court		1997	10/01/2026	\$42,203	\$42,203		
	27248 Big Sur Dr Wesley Chapel FL 33544		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch				Roof Covering	Covering Replaced	
7	Playground Equipment		1997	10/01/2026	\$37,875	\$37,875		
	27248 Big Sur Dr Wesley Chapel FL 33544		Non combustible	10/01/2027				

DocuSigned by:
Lee Graffius
 297BFA7B2E9440...

Print Name: Lee Graffius

Date: 9/25/2026



Property Schedule

Northwood Community Development District

Policy No.: 100126729

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
8	Perimeter Wall		1997	10/01/2026	\$270,536	\$270,536	
	27248 Big Sur Dr Wesley Chapel FL 33544		Masonry non combustible	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
9	Pool Fence		1997	10/01/2026	\$16,232	\$16,232	
	27248 Big Sur Dr Wesley Chapel FL 33544		Non combustible	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
10	Playground Equipment		1997	10/01/2026	\$21,643	\$21,643	
	27248 Big Sur Dr Wesley Chapel FL 33544		Non combustible	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
11	Entry Features - Masonry		1997	10/01/2026	\$98,237	\$98,237	
	Northwood Palms Blvd Wesley Chapel FL 33544		Masonry non combustible	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
12	Exercise Stations/Equipment		2021	10/01/2026	\$5,411	\$5,411	
	Various / Along Trail in CDD Wesley Chapel FL 33544		Property in the Open	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
13	Pool Furniture in the Open			10/01/2026	\$14,501	\$14,501	
	27248 Big Sur Dr Wesley Chapel FL 33544		Property in the Open	10/01/2027			
			Total:	Building Value \$1,734,814	Contents Value \$94,553	Insured Value \$1,829,367	

 DocuSigned by:

 297DF5A7D2E9440

Print Name: Lee Graffius

Date: 9/25/2026



FLORIDA
INSURANCE
ALLIANCE

Inland Marine Schedule

Northwood Community Development District

Policy No.: 100126729
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Electronic data processing equipment	10/01/2026	\$1,800	\$1,000
	Security Cameras & Equipment			10/01/2027		
12			Other inland marine	10/01/2026	\$5,000	\$1,000
	Pool Chair Lift			10/01/2027		
Total					\$6,800	



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 12, 2026

To Board of Supervisors
Northwood Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Northwood Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and the major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Northwood Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Northwood Community Development District

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

Northwood Community Development District

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$7,600 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Northwood Community Development District

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Northwood Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Northwood Community Development District.

By:  2978F5A762E9440

Title: District Manager

Date: 9/10/2026



Peer Review
Program

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

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

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.

39 **i. OLM Report**

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

41
42 **ii. OLM Grade Sheet**

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

45
46 **C. District Engineer**

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

48
49 **D. District Counsel**

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

51
52 **i. Discussion of Easement Encroachments**

53 Discussion ensued regarding the easement encroachments and the Board directed to have the
54 encroachments removed. A letter will be sent to all impacted residents.

55
56 **E. District Manager**

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

59
60 **F. Infrastructure Update**

61 Ms. Newsome presented the report to the Board.

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

64
65 **G. On-site Manager**

66 **i. Manager's Report**

67 Ms. Lavelle presented her report to the Board and answered the Board's questions. The Board
68 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 (<i>via phone</i>)
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 reported that HB 145, a bill that would have increased damages cap on sovereign immunity, was vetoed by the governor.

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 regarding the easement encroachments 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 Ms. Cruz, seconded by Mr. Quigley, 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 and Mr. Perez opposed, the motion to adopt Resolution 2026-07; Adopting Fiscal Year 2027 Final Budget as amended carried. 3-2

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.

A Resident inquired if the assessments will be on the taxes at the end of the year. Ms. Newsome advised that yes, the increase would be reflected in the taxes at the end of the year.

A Resident inquired why the letter they received said the budget couldn't be prepared in a timely

manner and that you needed to go online to view it. Discussion ensued regarding the assessment letter that was sent out to all residents.

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

On MOTION by Ms. Kilpatrick, seconded by Mr. Quigley, with Mr. Munari opposed, the motion to adopt Resolution 2026-08; Levying O&M Assessments as amended carried. 4-1

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

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

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156 **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

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161 _____
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, August 17, 2026, at 6:34 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
Barbara Cruz	Assistant Secretary
Brian Munari	Assistant Secretary (<i>via phone</i>)
Brian Quigley	Assistant Secretary

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

Lee Graffius	District Manager, Inframark
Whitney Sousa	District Counsel, Straley & Robin
Jen Lavelle	On-site Manager
Alesky Solano	Representative, Aquatics Weed Control
Cecilia Nichols	Representative, Nichols Landscape Architecture

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

Mr. Graffius called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, and discussions ensued regarding aquatic concerns.

Mr. Munari joined the meeting via phone at 6:43 p.m.

Mr. Solano advised that District easement access to Ponds 15 and Ponds 16 had been blocked for a long time. For Pond 2, the erosion has eliminated access to the back section and there is an overgrown wooded area that prevents equipment from entry.

Ms. Sousa will issue targeted letters to the homeowners that have fences blocking the easements at Ponds 15 and 16 by September 4, 2026, to restore vendor access. For Pond 2, Mr. Graffius will coordinate with the landscaping crew to clear the overgrown area.

THIRD ORDER OF BUSINESS**Business Administration****A. Consideration of Resolution 2026-05; Designation of Officer**

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, the motion to adopt Resolution 2026-05; Designation of Officers carried. 4-0

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

Ms. Sousa advised against adopting this resolution.

On MOTION by Ms. Cruz, seconded by Mr. Munari, with Mr. Perez and Mr. Quigley opposed, the motion to deny the adoption of Resolution 2026-06; Requiring In-Person Meeting Attendance failed. 2-2

No further action was taken regarding Resolution 2026-06; Requiring In-Person Meeting Attendance.

C. Consideration of Resolution 2026-09; Setting FY2027 Meeting Schedule

On MOTION by Ms. Cruz, seconded by Mr. Munari, with all in favor, the motion to adopt Resolution 2026-09; Setting FY2027 Meeting Schedule carried. 4-0

D. Consideration of Resolution 2026-10; Setting FY2027 Goals and Objectives

On MOTION by Ms. Cruz, seconded by Mr. Perez, with all in favor, the motion to adopt Resolution 2026-10; Setting FY2027 Goals and Objectives carried. 4-0

E. Consideration of Resolution 2026-11; Authorizing the Disbursement of Funds for Expenses and Delegating Spending Authority

No motion was made regarding Resolution 2026-11; Authorizing the Disbursement of Funds for Expenses and Delegating Spending Authority.

On MOTION by Mr. Quigley, seconded by Mr. Perez, with Ms. Cruz opposed, the motion to authorize the On-site manager to approve proposals for emergency maintenance work that affects the health, safety or wellness of the community with an NTE of \$2,500.00 per occurrence with a corresponding report to be presented at the next board meeting carried. 3-1

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

The Board reviewed the aquatics report. Other aquatics concerns were discussed earlier in the meeting.

B. Landscape Report

The Board requested that Ms. Stewart review the erosion at Pond 2 and Pond 22 and attend the September 21, 2026, meeting to discuss the issue.

The Juniper Irrigation Repair Controller Proposal #411885 was reviewed by the Board.

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, the motion to ratify the Juniper Irrigation Repair Controller Proposal #411885 in the amount of \$240.00 carried. 4-0

The Juniper Plant Refill Proposal #412762 was reviewed by the Board.

Ms. Cruz made a MOTION to approve the Juniper Plant Refill Proposal #412762 in the amount of \$1,090.00 for playground plant replacement.
No second.

Discussion ensued. Ms. Cruz rescinded her previous motion and will revisit the proposal with Juniper.

The Juniper Pine Bark Mulch Proposal #412759 was reviewed by the Board.

Ms. Cruz made a MOTION to approve the Juniper Pine Bark Mulch proposal #412759 in the amount of \$12,487.50 for re-mulching.
Mr. Munari seconded the motion.

Discussion ensued. The Board decided to continue adding sod and reduce the areas containing mulch. Ms. Cruz rescinded her previous motion and will revisit the proposal with Juniper.

The Juniper Playground Play Safe Mulch Proposal #412740 was reviewed by the Board.

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, the motion to approve the Juniper Playground Play Safe Mulch Proposal #412740 in the amount of \$4,882.50 carried. 4-0

Juniper will provide a breakdown of materials and labor for Proposal #412740.

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 had no questions.

C. District Engineer

The District Engineer was not present and provided no updates for the Board.

D. District Counsel

Ms. Sousa was directed to draft the easement letters regarding the fence removal to allow vendor access to the ponds. Ms. Stewart and Ms. Lavelle were directed to verify the addresses for distribution of the easement letters to homeowners.

The Board previously scheduled a workshop for September 29, 2026, at 6:00 p.m.

Ms. Cruz made a MOTION to change the workshop to a date in October.
No second.

On MOTION by Mr. Quigley, seconded by Mr. Perez, with Ms. Cruz opposed, the motion to authorize Ms. Sousa to complete the final easement letters and for Inframark Staff to send the letters via certified mail by August 31, 2026; to retain the workshop scheduled for September 29, 2026, at 6:00 p.m.; and to set January 26, 2027, as the deadline for the removal of the fence carried. 3-1

Discussion ensued regarding the Guard House removal and storage relocation proposals. A decision on creating a new storage location in either the pool or playground area was deferred pending further discussion. The current Guard House would need to be approved for removal as part of the permitting application process for the monument wall project.

On MOTION by Mr. Quigley, seconded by Mr. Perez, with all in favor, the motion to add the current Guard House removal to the Monument Wall Project and discuss the new storage location at a future date carried. 4-0

Northwood CDD
August 17, 2026, Meeting

Ms. Nichols sent the Board a proposal from BeckPizor in the amount of \$7,500.00. The scope of work includes structural design and structural construction/permit drawing for the hardscape walls, signs and monuments as depicted in the provided rendering titled Northwood Enhancement Project Bid Set provided to Nichols Landscape Architecture. Ms. Nichols explained the necessity of this proposal for submitting the plans to the county for review and approval.

On MOTION by Mr. Perez, seconded by Mr. Quigley, with all in favor, the motion to approve the BeckPizor proposal in the amount of \$7,500.00 with Nichols Landscape Architecture acting as the representative for the District and the use of BeckPizor as a consultant with Ms. Nichols paying BeckPizor and billing the District for the services carried. 4-0

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, the motion to approve the request from Nichols Landscape Architecture in the amount of \$5,000.00 to prepare a building permit application, right-of-way permit application, and the site development application and to upload the documents using Excel Apps and coordinating with all departments to complete approval carried. 4-0

On MOTION by Ms. Cruz, seconded by Mr. Quigley, with all in favor, the motion to approve Mr. Graffius to sign the required letters permitting Nichols Landscape Architecture to be the representative for Northwood CDD regarding the permit filing process carried. 4-0

Ms. Sousa was directed at a previous meeting to update the Northwood policies as there have been issues with the county officers regarding the trespassing activities of non-residents on CDD property.

On MOTION by Mr. Quigley, seconded by Mr. Perez, with all in favor, the motion to direct Ms. Sousa to review and revise the District's policies and to present them at the September 21, 2026, meeting carried. 4-0

Ms. Sousa requested the Board give Mr. Graffius the approval to remove the fence blocking the easement access between Pond 1 and Pond 2 if the homeowner does not remove it by September 4, 2026. The expense would then be billed to the homeowner.

On MOTION by Mr. Quigley, seconded by Mr. Perez, with Ms. Cruz abstaining, the motion to authorize Mr. Graffius to have the fence blocking the easement access to Pond 1 and Pond 2 removed with an NTE of \$5,000.00 if the homeowner does not have it removed by the September 4, 2026, deadline and to bill the expense back to the homeowner. 3-0-1

126

127 Ms. Cruz announced she was leaving the meeting and abstained from voting.

128

129 Ms. Cruz left the meeting at 9:58 p.m. resulting in a loss of quorum. The items previously tabled
130 at the July 20, 2026, meeting and the remaining agenda items for the August 17, 2026, meeting which
131 include the 4E District Managers report, 4G On-site Managers report, 5A-5D Business Items and 6A-
132 6E Consent Agenda Items could not be reviewed or approved.

133

134 **E. District Manager**

135 Tabled until September 21, 2026, meeting.

136

137 **F. Infrastructure Update**

138 **i. Pool Area 2 Concept**

139 **ii. Playground Concept**

140 These items were discussed earlier in the meeting.

141

142 **G. On-site Manager**

143 **i. Manager's Report**

144 Tabled until September 21, 2026, meeting.

145

146 **ii. Consideration of HOA Outdoor Ceiling Fan Repair Proposal #06262026-03**

147 Tabled until September 21, 2026, meeting.

148

149 **iii. Consideration of Schaub Services LLC Outdoor Ceiling Fan Repair Proposal**
150 **#1231**

151 Tabled until September 21, 2026, meeting.

152

153 **iv. Consideration of Inframark Replace Outdoor Ceiling Fan Repair Proposal # 384**

154 Tabled until September 21, 2026, meeting.

v. Consideration of Juniper Irrigation Repair Controller Proposal #411885

This proposal was discussed earlier in the meeting.

vi. Consideration of Juniper Plant Refill Proposal #412762

This proposal was discussed earlier in the meeting.

vii. Consideration of Juniper Pine Bark Mulch Proposal #412759

This proposal was discussed earlier in the meeting.

viii. Consideration of Juniper Playground Play Safe Mulch Proposal #412740

This proposal was approved earlier in the meeting.

ix. Consideration of Juniper Playground Pine Bark Mulch Proposal #407783

This proposal was not approved by the Board.

x. Consideration of Fountain Kings Lighting Proposal #0808

Tabled until September 21, 2026, meeting.

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

Tabled until September 21, 2026, meeting.

FIFTH ORDER OF BUSINESS

Business Items

The Business Items were tabled until September 21, 2026, meeting.

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

B. Consideration of Schaub Services Exterior Door Guard Plates Proposal #1229

C. Consideration of Inframark Exterior Door Guard Plates Proposal #383

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

SIXTH ORDER OF BUSINESS

Consent Agenda

The Consent Agenda items were tabled until September 21, 2026, meeting.

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

B. Consideration of Minutes from the Meeting held July 20, 2026

C. Acceptance of June - July 2026 Financial Statements

D. Acceptance of June 2026 Check Register

E. Review of Financial Snapshot

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Public Comments

A resident requested that the Board consider creating an Official Infrastructure Committee at the September 21, 2026, meeting.

NINTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at 10:00 p.m. due to lack of quorum.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

Northwood Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



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

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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

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Bank Account Statement

Northwood CDD

Bank Account No. 4197**Statement No.** 06-26**Statement Date**

06/30/2026

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

Bank Account Statement

Northwood CDD

Saturday, July 11, 2026

Page 3

RNESBITT

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

Bank Account Statement

Northwood CDD

Saturday, July 11, 2026
Page 1
RNESBITT

Bank Account No.	4615				
Statement No.	06-26		Statement Date	06/30/2026	
G/L Account No. 101004 Balance	212,579.03		Statement Balance	212,579.03	
			Outstanding Deposits	0.00	
Positive Adjustments	0.00				
			Subtotal	212,579.03	
Subtotal	212,579.03		Outstanding Checks	0.00	
Negative Adjustments	0.00				
			Ending Balance	212,579.03	
Ending G/L Balance	212,579.03				

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



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

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

PUBLIC FUNDS BUSINESS CHECKING Account *****4197

Account Summary

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

Activity By Date

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

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

Statement Date: June 30, 2026

Account Number: *****4197

Activity By Date

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

Statement Date: June 30, 2026

Account Number: *****4197

Activity By Date

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

Check Transactions

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

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

Balances by Date

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

Other Balances

Minimum Balance this Statement Period	\$150,457.12
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P.O. Box 521599 Miami, FL 33152-1599

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.

**Member
FDIC**



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

Customer Message Center

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PUBLIC FUNDS MONEY MARKET Account *****4139

Account Summary

Statement Balance as of 05/31/2026			\$336,676.83
Plus	0	Deposits and Other Credits	\$0.00
Less	0	Withdrawals, Checks, and Other Debits	\$0.00
Less		Service Charge	\$0.00
Plus		Interest Paid	\$918.16
Statement Balance as of 06/30/2026			\$337,594.99

Interest Summary

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

Activity By Date

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

BankUnited, N.A.

Statement Date: June 30, 2026

Account Number: *****4139

Rates By Date

Date	Rate
06/01	3.32%

Balances by Date

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

Other Balances

Minimum Balance this Statement Period	\$336,676.83
---------------------------------------	--------------



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

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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BankUnited Operations / EFT Error
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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.

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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:

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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



Visit Us Online: www.valley.com



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		TOTAL
	GENERAL FUND	ASSETS FUND	
<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	Inv: 42602970	-1,766.81	-1,766.81	0.00
07/17/2026	Payment	100194	SECURITY ALYSSA MARTIN, HELPING HANDS 813	Inv: 18-25	-800.00	-800.00	0.00
07/17/2026	Payment	100195	NICHOLS LANDSCAPE	Inv: MN23-1.22	-2,830.43	-2,830.43	0.00
07/17/2026	Payment	100196	ARCHITECTURE 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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/31/2026		JE001240	Interest - Investments	Interest Earned	951.35	951.35	0.00
Total Deposits					951.35	951.35	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Northwood CDD

Bank Account No. 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

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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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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.
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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 558
Wayne, NJ 07474-0558

Last Statement:
Statement Ending:
Page:

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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



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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>	

Projections:

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>

**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
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

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FIXED		
	GENERAL FUND	ASSETS FUND	TOTAL
<u>ASSETS</u>			
Cash In Bank	\$ 213,845	\$ -	\$ 213,845
Cash In Bank	89,086	-	89,086
Accounts Receivable - Other	5,031	-	5,031
Investments:			
Money Market Account	239,300	-	239,300
SBA Account	318,663	-	318,663
Prepaid Items	1,531	-	1,531
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	\$ 869,356	\$ 8,386,926	\$ 9,256,282
<u>LIABILITIES</u>			
Accounts Payable	\$ 11,747	\$ -	\$ 11,747
Refundable Deposits	550	-	550
TOTAL LIABILITIES	12,297	-	12,297
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	1,531	-	1,531
Unassigned:	855,528	8,386,926	9,242,454
TOTAL FUND BALANCES	857,059	8,386,926	9,243,985
TOTAL LIABILITIES & FUND BALANCES	\$ 869,356	\$ 8,386,926	\$ 9,256,282

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ 29,659	\$ 14,659	197.73%
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	856,068	10,556	101.25%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	14,000	10,400	3,600	74.29%
District Counsel	10,000	15,531	(5,531)	155.31%
District Engineer	10,000	26,258	(16,258)	262.58%
District Manager	66,950	62,332	4,618	93.10%
Auditing Services	6,000	7,600	(1,600)	126.67%
Onsite Staff	83,000	80,434	2,566	96.91%
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	452	1,548	22.60%
Dues, Licenses, Subscriptions	3,000	792	2,208	26.40%
Total Administration	222,514	229,755	(7,241)	103.25%
<u>Utility Services</u>				
Amenity Internet	9,980	8,222	1,758	82.38%
Water/Waste	8,200	4,296	3,904	52.39%
Utility - Electric	112,730	98,064	14,666	86.99%
Total Utility Services	130,910	110,582	20,328	84.47%
<u>Other Physical Environment</u>				
Contracts-Landscape Consultant	4,680	4,290	390	91.67%
Contracts - Landscape	80,336	70,030	10,306	87.17%
Stormwater Assessment	20,000	-	20,000	0.00%
R&M-Other Landscape	2,000	6,399	(4,399)	319.95%
Aquatic Maintenance	21,722	18,524	3,198	85.28%
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	30,797	66,703	31.59%
Total Other Physical Environment	239,238	142,525	96,713	59.57%

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	3,995	(3,395)	665.83%
Infrastructure	600	5,136	(4,536)	856.00%
Total Capital Expenditures & Projects	3,000	63,232	(60,232)	2107.73%
<u>Parks and Recreation</u>				
Security Patrol Services	22,500	33,450	(10,950)	148.67%
Pest Control	1,100	948	152	86.18%
Janitorial Cleaning	5,000	4,775	225	95.50%
R&M-Clubhouse	3,000	559	2,441	18.63%
R&M-Pools	10,000	19,450	(9,450)	194.50%
Pool Furniture repair & replacement	4,000	1,948	2,052	48.70%
Recreation / Park Facility Maintenance	2,000	580	1,420	29.00%
Security System Monitoring & Maint.	10,000	12,484	(2,484)	124.84%
Pavement/Signage/Wall Repairs	2,500	-	2,500	0.00%
Garbage Collection	162,750	147,056	15,694	90.36%
Event Planning	7,000	-	7,000	0.00%
Special Events	15,000	4,000	11,000	26.67%
Community Enhancement Projects	3,000	-	3,000	0.00%
Op Supplies - Clubhouse	2,000	4,612	(2,612)	230.60%
Total Parks and Recreation	249,850	229,862	19,988	92.00%
TOTAL EXPENDITURES	845,512	775,956	69,556	91.77%
Excess (deficiency) of revenues				
Over (under) expenditures	-	80,112	80,112	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		776,947		
FUND BALANCE, ENDING		\$ 857,059		

Bank Account Statement

Northwood CDD

Bank Account No. 4197

Statement No. 08-26

Statement Date 08/31/2026

G/L Account No. 101005 Balance	89,086.01	Statement Balance	92,598.51
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	89,086.01	Subtotal	92,598.51
Negative Adjustments	0.00	Outstanding Checks	-3,512.50
Ending G/L Balance	89,086.01	Ending Balance	89,086.01

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
08/10/2026		JE001258		O&M Transfer	100,000.00	100,000.00	0.00
08/14/2026		JE001271	Interest -	INTEREST EARNED	0.03	0.03	0.00
08/10/2026		JE001272	R&M-Pools	Return ck 100184	20.00	20.00	0.00
08/01/2026		JE001274	Prepaid Items	BankUnited CC Payment	495.56	495.56	0.00
08/01/2026		JE001276	Onsite Staff	PAYCHEX PAYROLL	565.37	565.37	0.00
08/01/2026		JE001278	Dues, Licenses, Subscriptions	PAGE PER PAGE	73.81	73.81	0.00
08/31/2026		JE001279	Garbage Collection	WASTE CONNECTIONS	12,738.59	12,738.59	0.00
Total Deposits					113,893.36	113,893.36	0.00
Checks							
07/10/2026	Payment	100191	FRANCISCO M MONSERRATE	Inv: 070326-	-300.00	-300.00	0.00
07/10/2026	Payment	300138	PAGE PER PAGE	Inv: PRC-051126-246-ACH	-73.81	-73.81	0.00
07/17/2026	Payment	100197	FRANCISCO M MONSERRATE	Inv: 071026-	-300.00	-300.00	0.00
07/21/2026	Payment	300143	FRONTIER COMMUNICATION S	Inv: 071326-08-5-ACH	-205.34	-205.34	0.00
07/29/2026	Payment	100198	FOUNTAIN KINGS INC	Inv: INV-1278	-370.00	-370.00	0.00
07/29/2026	Payment	100199	PRESSURE WASHING SOLUTIONS LLC	Inv: 2334899	-5,810.00	-5,810.00	0.00
07/29/2026	Payment	100200	STRALEY ROBIN VERICKER	Inv: 28771	-6,740.44	-6,740.44	0.00
07/29/2026	Payment	100201	OLM, INC.	Inv: 47685	-390.00	-390.00	0.00
07/29/2026	Payment	100202	AQUATIC WEED CONTROL, INC.	Inv: 1141841	-1,684.00	-1,684.00	0.00
07/29/2026	Payment	100203	FRANCISCO M MONSERRATE	Inv: 071726-, Inv: 072426-	-600.00	-600.00	0.00
08/05/2026	Payment	300144	WASTE CONNECTIONS	Inv: 8988695W425-ACH	-12,058.20	-12,058.20	0.00

Bank Account Statement

Northwood CDD

Bank Account No. 4197

Statement No. 08-26

Statement Date

08/31/2026

08/05/2026	Payment	300145	WASTE CONNECTIONS	Inv: 2238594W426-ACH	-160.95	-160.95	0.00
08/05/2026	Payment	300146	ADT SECURITY SERVICES	Inv: 072226-3626-ACH	-228.09	-228.09	0.00
08/07/2026	Payment	100205	FOUNTAIN KINGS INC	Inv: INV-1277	-7,319.74	-7,319.74	0.00
08/07/2026	Payment	100206	INFRAMARK LLC	Inv: 184704	-65.46	-65.46	0.00
08/07/2026	Payment	300147	PASCO COUNTY UTILITIES SERVICE	Inv: 24865415-ACH	-31.01	-31.01	0.00
08/12/2026	Payment	100207	TRULY NOLEN OF AMERICA INC	Inv: 590321104, Inv: 590321105	-103.50	-103.50	0.00
08/12/2026	Payment	100208	TIMOTHY J. BURGESS	Inv: 070426-	-300.00	-300.00	0.00
07/09/2026	Payment	300148	PAYCHEX OF NEW YORK LLC	Inv: 2026070601-ACH	-590.72	-590.72	0.00
07/20/2026	Payment	300149	PAYCHEX OF NEW YORK LLC	Inv: 2026072001-ACH	-590.72	-590.72	0.00
07/01/2026	Payment	300150	PAYCHEX OF NEW YORK LLC	Inv: 2026062201-ACH	-565.37	-565.37	0.00
08/17/2026	Payment	100209	ALYSSA MARTIN, HELPING HANDS 813	Inv: 26-30b	-575.00	-575.00	0.00
08/17/2026	Payment	100210	STANTEC CONSULTING	Inv: 2598125	-3,509.50	-3,509.50	0.00
08/17/2026	Payment	100211	JAMES E. LA ROSE JR. 181	Inv: 071426-	-300.00	-300.00	0.00
08/17/2026	Payment	100212	NICHOLS LANDSCAPE ARCHITECTURE	Inv: MN23-1.23	-2,915.34	-2,915.34	0.00
08/17/2026	Payment	100213	INFRAMARK LLC JUNIPER	Inv: 186085	-5,579.17	-5,579.17	0.00
08/17/2026	Payment	100214	LANDSCAPING OF FLORIDA LLC	Inv: 409915	-6,386.38	-6,386.38	0.00
08/17/2026	Payment	100215	PIPER FIRE PROTECTION	Inv: 206612	-141.45	-141.45	0.00
08/17/2026	Payment	100217	GPS POOLS	Inv: AUG, Inv: JULY 2026	-1,950.00	-1,950.00	0.00
08/17/2026	Payment	100218	AQUATIC WEED CONTROL, INC.	Inv: 1142949	-1,684.00	-1,684.00	0.00
08/17/2026	Payment	100219	FRANCISCO M MONSERRATE	Inv: 073126, Inv: 080626	-600.00	-600.00	0.00
08/17/2026	Payment	100220	BIG DOG SERVICES LLC	Inv: 080126 FHP	-150.00	-150.00	0.00
08/19/2026	Payment	300151	FRONTIER COMMUNICATION S	Inv: 072626-23-5-ACH	-549.64	-549.64	0.00
08/12/2026	Payment	300152	TAMPA ELECTRIC COM	Inv: 080526-0001-ACH	-9,402.95	-9,402.95	0.00
08/13/2026	Payment	300153	FRONTIER COMMUNICATION S	Inv: 080426-22-5-ACH	-99.99	-99.99	0.00
08/26/2026	Payment	100221	INFRAMARK LLC	Inv: 187229	-61.52	-61.52	0.00
08/26/2026	Payment	100222	TRULY NOLEN OF AMERICA INC	Inv: 590321249, Inv: 590321248	-100.00	-100.00	0.00
08/26/2026	Payment	100225	BUSINESS OBSERVER INC	Inv: 26-02060P	-63.44	-63.44	0.00
08/25/2026	Payment	300154	WASTE CONNECTIONS	Inv: 9045009W425-ACH	-259.39	-259.39	0.00

Bank Account Statement

Northwood CDD

Bank Account No. 4197

Statement No. 08-26

Statement Date

08/31/2026

08/03/2026	Payment	300155	WASTE CONNECTIONS	Inv: 8989338W425-ACH	-260.05	-260.05	0.00
08/20/2026	Payment	300156	WASTE CONNECTIONS	Inv: 2259305W426-ACH	-160.95	-160.95	0.00
08/20/2026	Payment	300157	WASTE CONNECTIONS	Inv: 9044371W425-ACH	-13,398.00	-13,398.00	0.00
08/03/2026	Payment	300158	BANK UNITED CC PMT	Inv: 063026-3194-	-495.56	-495.56	0.00
08/07/2026		JE001264	Onsite Staff	PAYCHEX PAYROLL	-4,216.22	-4,216.22	0.00
08/21/2026		JE001265	Onsite Staff	PAYCHEX PAYROLL	-3,069.83	-3,069.83	0.00
08/14/2026		JE001266	Supervisor Fees	Supervisor Fees	-800.00	-800.00	0.00
08/19/2026		JE001267	Supervisor Fees	Supervisor Fees	-600.00	-600.00	0.00
08/07/2026		JE001268	Reserve - Undesignated	ADP Processing Fees	-38.20	-38.20	0.00
08/31/2026		JE001269	Onsite Staff	Wage garnishment	-50.00	-50.00	0.00
08/27/2026		JE001270	Prepaid Items	CREDIT CARD USAGE	-942.42	-942.42	0.00
08/19/2026		JE001273	Security System Monitoring & Maint.	ADT SECURITY SERVICES ACH	-63.43	-63.43	0.00
Total Checks					-96,909.78	-96,909.78	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/07/2026	Payment	100204	BRIAN QUIGLEY	Inv: BQ-022026		-200.00
08/17/2026	Payment	100216	OLM, INC.	Inv: 47839		-390.00
08/26/2026	Payment	100223	STRALEY ROBIN VERICKER	Inv: 28927		-2,322.50
08/26/2026	Payment	100224	FRANCISCO M MONSERRATE	Inv: 081226-, Inv: 081326-		-600.00

Total Outstanding Checks

-3,512.50

Outstanding Deposits

Total Outstanding Deposits



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

Page 1 of 6

>002170 8645674 0001 008229 10Z
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

Statement Date: August 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 07/31/2026			\$75,614.93
Plus	3	Deposits and Other Credits	\$100,020.03
Less	48	Withdrawals, Checks, and Other Debits	\$83,036.45
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 08/31/2026			\$92,598.51

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
08/03/2026	CHECK #100191	\$300.00		\$75,314.93
08/03/2026	CHECK #100197	\$300.00		\$75,014.93
08/06/2026	CHECK #100198	\$370.00		\$74,644.93
08/06/2026	PAYCHEX EIB INVOICE X17951700001513 NORTHWOOD CDD	\$590.72		\$74,054.21
08/06/2026	PAYCHEX INC. PAYROLL 17940800006058X NORTHWOOD CDD	\$2,194.98		\$71,859.23
08/07/2026	CHECK #100203	\$600.00		\$71,259.23

BankUnited, N.A.

Statement Date: August 31, 2026

Account Number: *****4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
08/07/2026	PAYCHEX EIB INVOICE X17918600000712 NORTHWOOD CDD	\$1,410.00		\$69,849.23
08/07/2026	PAYCHEX TPS TAXES 17944500020992X NORTHWOOD CDD	\$500.71		\$69,348.52
08/07/2026	PAYCHEX-HRS 401(K) 0000052170752 NORTHWOOD CDD	\$110.53		\$69,237.99
08/07/2026	ADP PAYROLL FEES ADP FEES 673072543880 727746178INFRAMARK, LL	\$38.20		\$69,199.79
08/07/2026	FRONTIER COMMUNI BILL PAY 10822607151 NORTHWOODCDD NORTHWOOD	\$205.34		\$68,994.45
08/10/2026	WEB TFR FR 009856244139 105946000247 WEB RF#105946000247		\$100,000.00	\$168,994.45
08/10/2026	NORTHWOOD CDD AVIDPAY CK100184 NORTHWOOD CDD		\$20.00	\$169,014.45
08/10/2026	CHECK #100199	\$5,810.00		\$163,204.45
08/10/2026	CHECK #100202	\$1,684.00		\$161,520.45
08/10/2026	AVIDPAY SERVICE AVIDPAY CK100206 NORTHWOOD CDD	\$65.46		\$161,454.99
08/11/2026	CHECK #100200	\$6,740.44		\$154,714.55
08/12/2026	PASCOBCCUTENT UTILITYPMT NORTHWOOD CDD	\$31.01		\$154,683.54
08/14/2026	PASCOTAX TAX ACC 000000000024406 NORTHWOOD CDD		\$0.03	\$154,683.57
08/14/2026	ADP WAGE PAY WAGE PAY 9312435058778EK NORTHWOOD COMMUNITY DE	\$800.00		\$153,883.57
08/14/2026	AVIDPAY SERVICE AVIDPAY CK100207 NORTHWOOD CDD	\$103.50		\$153,780.07
08/17/2026	CHECK #100205	\$7,319.74		\$146,460.33
08/18/2026	AVIDPAY SERVICE AVIDPAY	\$6,386.38		\$140,073.95



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

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Statement Date: August 31, 2026

Account Number: *****4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	CK100214 NORTHWOOD CDD			
08/18/2026	AVIDPAY SERVICE AVIDPAY CK100213 NORTHWOOD CDD	\$5,579.17		\$134,494.78
08/18/2026	AVIDPAY SERVICE AVIDPAY CK100217 NORTHWOOD CDD	\$1,950.00		\$132,544.78
08/18/2026	AVIDPAY SERVICE AVIDPAY CK100215 NORTHWOOD CDD	\$141.45		\$132,403.33
08/19/2026	ADP WAGE PAY WAGE PAY 9380412623138EK NORTHWOOD COMMUNITY DE	\$600.00		\$131,803.33
08/19/2026	ADT SECURITY SER ADTPAPACH NORTHWOOD	\$291.52		\$131,511.81
08/20/2026	PAYCHEX EIB INVOICE X18149100003713 NORTHWOOD CDD	\$590.72		\$130,921.09
08/20/2026	PAYCHEX INC. PAYROLL 18145100024853X NORTHWOOD CDD	\$2,386.45		\$128,534.64
08/20/2026	FRONTIER COMMUNI BILL PAY 10855344201 BANKUNITED NORTHWOOD C	\$549.64		\$127,985.00
08/21/2026	CHECK #100208	\$300.00		\$127,685.00
08/21/2026	PAYCHEX TPS TAXES 18145300020251X NORTHWOOD CDD	\$564.46		\$127,120.54
08/21/2026	PAYCHEX-HRS 401(K) 0000052299649 NORTHWOOD CDD	\$118.92		\$127,001.62
08/24/2026	WASTE CONNECTION WEB_PAY 21434335082126 BANK UNITED NORTHWOOD	\$160.95		\$126,840.67
08/24/2026	WASTE CONNECTION WEB_PAY 21435540082126 BANK UNITED NORTHWOOD	\$13,398.00		\$113,442.67
08/24/2026	CHECK #100210	\$3,509.50		\$109,933.17
08/24/2026	TECO/PEOPLE GAS UTILITYBIL	\$9,402.95		\$100,530.22

BankUnited, N.A.

Statement Date: August 31, 2026

Account Number: *****4197

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	NORTHWOOD CDD			
08/25/2026	CHECK #100201	\$390.00		\$100,140.22
08/25/2026	CHECK #100211	\$300.00		\$99,840.22
08/25/2026	CHECK #100218	\$1,684.00		\$98,156.22
08/25/2026	CHECK #100220	\$150.00		\$98,006.22
08/26/2026	CHECK #100209	\$575.00		\$97,431.22
08/26/2026	CHECK #100212	\$2,915.34		\$94,515.88
08/27/2026	CHECK #9936804	\$942.42		\$93,573.46
08/27/2026	AVIDPAY SERVICE AVIDPAY CK100222	\$100.00		\$93,473.46
	NORTHWOOD CDD			
08/27/2026	AVIDPAY SERVICE AVIDPAY CK100221	\$61.52		\$93,411.94
	NORTHWOOD CDD			
08/27/2026	AVIDPAY SERVICE AVIDPAY CK100225	\$63.44		\$93,348.50
	NORTHWOOD CDD			
08/31/2026	WEB TFR TO 009856191310 WEB RF#100045000201	\$50.00		\$93,298.50
08/31/2026	CHECK #100219	\$600.00		\$92,698.50
08/31/2026	FRONTIER COMMUNI BILL PAY 10885472691 BANKUNITED NORTHWOOD C	\$99.99		\$92,598.51

Check Transactions

Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
100191	08/03	\$300.00	100202	08/10	\$1,684.00	100211	08/25	\$300.00
100197*	08/03	\$300.00	100203	08/07	\$600.00	100212	08/26	\$2,915.34
100198	08/06	\$370.00	100205*	08/17	\$7,319.74	100218*	08/25	\$1,684.00
100199	08/10	\$5,810.00	100208*	08/21	\$300.00	100219	08/31	\$600.00
100200	08/11	\$6,740.44	100209	08/26	\$575.00	100220	08/25	\$150.00
100201	08/25	\$390.00	100210	08/24	\$3,509.50	9936804*	08/27	\$942.42

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



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

Statement Date: August 31, 2026

Account Number: *****4197

Balances by Date

Date	Balance	Date	Balance	Date	Balance	Date	Balance
07/31	\$75,614.93	08/11	\$154,714.55	08/19	\$131,511.81	08/26	\$94,515.88
08/03	\$75,014.93	08/12	\$154,683.54	08/20	\$127,985.00	08/27	\$93,348.50
08/06	\$71,859.23	08/14	\$153,780.07	08/21	\$127,001.62	08/31	\$92,598.51
08/07	\$68,994.45	08/17	\$146,460.33	08/24	\$100,530.22		
08/10	\$161,454.99	08/18	\$132,403.33	08/25	\$98,006.22		

Other Balances

Minimum Balance this Statement Period	\$68,994.45
---------------------------------------	-------------



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Statement Date: August 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

>002839 8645671 0001 008229 10Z
 NORTHWOOD CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607

Statement Date: August 31, 2026

Account Number: *****4139

Customer Service Information

Client Care: 877-779-BANK (2265)



Web Site: www.bankunited.com



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

**Customer Message Center**

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

Statement Balance as of 07/31/2026			\$338,546.34
Plus	0	Deposits and Other Credits	\$0.00
Less	1	Withdrawals, Checks, and Other Debits	\$100,000.00
Less		Service Charge	\$0.00
Plus		Interest Paid	\$754.04
Statement Balance as of 08/31/2026			\$239,300.38

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	\$754.04
Interest Paid Year to Date	\$9,863.12

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
08/10/2026	WEB TFR TO 009856774197 WEB RF#105946000247	\$100,000.00		\$238,546.34

BankUnited, N.A.

Statement Date: August 31, 2026

Account Number: *****4139

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
08/31/2026	Interest Paid		\$754.04	\$239,300.38

Rates By Date

Date	Rate
08/03	3.32%

Balances by Date

Date	Balance	Date	Balance	Date	Balance
07/31	\$338,546.34	08/10	\$238,546.34	08/31	\$239,300.38

Other Balances

Minimum Balance this Statement Period	\$238,546.34
---------------------------------------	--------------



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

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Statement Date: August 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.

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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BankUnited, N.A.



BankUnited

We appreciate your business.



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

Last Statement:
Statement Ending:
Page:

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July 31, 2026
August 31, 2026
1 of 2

46996 M0656DDA090126073732 07 000000000 224431 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: 08/01/26 - 08/31/26

NORTHWOOD COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$213,210.94		\$633.80		\$0.00		\$213,844.74

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$213,210.94
08/31	INTEREST CREDIT		\$633.80	\$213,844.74
Ending Balance				\$213,844.74

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$213,210.00	Annual % Yield Earned	3.56%
Year-to-Date Interest Paid	\$4,923.90	Interest Paid	\$633.80

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:

08/31/2026

Page :

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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
08/01/2026 - 08/31/2026

Page 1 of 1

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

Participant Return 08/31/2026 : 3.85 %

Date	Transaction Type	Description	Amount	Balance
08/01/2026	BEGINNING BALANCE			317,624.78
08/31/2026	EARNED INCOME	INTEREST	1,038.01	318,662.79
	Totals:		1,038.01	318,662.79

Northwood CDD
Cash Flow Projection
9/10/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Bank United	89,086.01	0.00%
MM Account - Bank United	239,300.38	3.37%
Reserve - Valley National Bank	213,844.74	3.56%
SBA Account	318,662.79	3.85%
Less: Current Outstanding AP	(300.00)	
Estimated Cash Available To Date	<u>860,593.92</u>	
 Outstanding FY26 Tax Roll	 -	
 Estimated Total Cash Available with Tax Roll	 <u>860,593.92</u>	
 <u>Projections:</u>		
Monthly Average Spend (11 Months October-August)	71,000.00	
 Total Monthly Average Spend	 <u>71,000.00</u>	
 Average Spend to YE (1 month September)	 71,000.00	
 Expected Cash Flow at YE (9/30/26)	 <u>789,593.92</u>	
 Average Spend 1st QTR FY27 (2 mos avg spend)	 142,000.00	
 Expected Net Cash Flow at November 30, 2026 (1st QTR FY27)	 <u>647,593.92</u>	
<i>*tax roll revenue cash inflow for the new FY will begin 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 August 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	Actual	Budget	Actual Thru 8/31/2026	Projected Next 1 Mth	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	\$ 2,427	\$ 1,250	\$ 29,659	\$ 1,253	\$ 30,912	\$ 15,000	206%
Room Rentals	-	-	-	-	-	-	-	-	-	-	-	1,667	-	1,667	1,667	20,000	8%
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	2,427	2,917	856,068	2,919	858,987	845,512	102%
Expenditures																	
Administrative																	
Supervisor Fees	1,000	1,000	1,000	1,000	-	2,000	1,000	800	800	550	1,250	1,167	10,400	1,167	11,567	14,000	83%
District Counsel	127	-	244	549	-	-	921	2,105	2,524	6,740	2,323	833	15,531	835	16,366	10,000	164%
District Engineer	-	636	1,097	2,021	-	2,645	1,639	-	4,518	7,057	6,647	833	26,258	835	27,093	10,000	271%
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	62,332	5,577	67,909	66,950	101%
Auditing Services	-	-	-	-	-	-	7,600	-	-	-	-	500	7,600	500	8,100	6,000	135%
Onsite Staff	9,720	6,527	6,522	6,420	6,983	9,934	6,737	6,724	7,103	9,827	3,937	6,917	80,434	6,917	87,351	83,000	105%
Insurance - General Liability	4,511	-	-	-	-	-	-	-	-	-	-	399	4,511	399	4,910	4,788	103%
Public Officials Insurance	5,492	-	-	-	-	-	-	-	-	-	-	486	5,492	486	5,978	5,829	103%
Insurance -Property & Casualty	15,611	-	-	-	-	-	-	-	-	-	-	1,371	15,611	1,371	16,982	16,447	103%
Insurance - Crime	342	-	-	-	-	-	-	-	-	-	-	42	342	42	384	500	77%
Legal Advertising	19	-	(79)	-	-	79	-	74	295	-	63	167	452	166	618	2,000	31%
Payroll Services	-	-	-	-	1,000	(1,000)	-	-	-	-	-	-	-	-	-	-	0%
Dues, Licenses, Subscriptions	535	729	1,395	577	(2,305)	250	348	113	222	-	(1,073)	250	792	249	1,041	3,000	35%
Total Administrative	42,936	14,471	15,758	16,146	11,257	20,448	23,824	15,395	21,041	29,753	18,726	18,544	229,755	18,544	248,299	222,514	112%
Utility Services																	
Amenity Internet	267	796	1,157	796	454	815	815	833	833	1,383	74	832	8,222	833	9,055	9,980	91%
Water/Waste	479	469	923	1,219	(381)	287	609	381	962	31	(681)	683	4,296	685	4,981	8,200	61%
Utility - Electric	10,009	8,084	8,666	8,613	9,095	9,423	8,738	8,609	8,617	8,809	9,403	9,394	98,064	9,396	107,460	112,730	95%
Total Utility Services	10,755	9,349	10,746	10,628	9,168	10,525	10,162	9,823	10,412	10,223	8,796	10,909	110,582	10,914	121,496	130,910	93%
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	4,290	390	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	6,386	6,695	70,030	6,691	76,721	80,336	96%
Stormwater Assessment	-	-	-	-	-	-	-	-	-	-	-	1,667	-	1,667	1,667	20,000	8%
R&M-Other Landscape	875	(875)	-	3,156	-	-	-	-	3,243	-	-	167	6,399	167	6,566	2,000	328%
Aquatic Maintenance	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,810	18,524	1,810	20,334	21,722	94%
R&M-Tree Trimming	-	550	3,570	-	-	-	-	-	-	-	-	833	4,120	833	4,953	10,000	50%

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 August 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 Actual	Sep Budget	TOTAL				
													Actual Thru 8/31/2026	Projected Next 1 Mth	FY2026 Total	Adopted Budget	% of Budget
Irrigation Maintenance	-	1,752	-	4,670	360	1,225	88	-	271	-	-	250	8,365	251	8,616	3,000	287%
Reserve - Undesignated	-	846	3,241	(2,930)	-	8,023	3,773	23	4,620	13,163	38	8,125	30,797	8,125	38,922	97,500	40%
Total Other Physical Environment	17,407	10,733	6,979	13,356	8,820	17,708	12,321	8,483	16,594	21,623	8,498	19,937	142,525	19,934	162,459	239,238	68%
Capital Expenditures & Projects																	
Engineering	-	-	-	-	-	-	-	-	-	-	-	50	-	50	50	600	8%
Legal Services	-	-	-	-	-	-	-	-	-	-	-	50	-	50	50	600	8%
Planning and Design	400	-	35,429	3,887	-	-	2,422	1,595	7,538	2,830	-	50	54,101	50	54,151	600	9025%
Misc-Contingency	45	-	-	-	-	-	-	4	-	-	3,946	50	3,995	50	4,045	600	674%
Infrastructure	-	-	-	-	-	5,136	-	-	-	-	-	50	5,136	50	5,186	600	864%
Total Capital Expenditures & Projects	445	-	35,429	3,887	-	5,136	2,422	1,599	7,538	2,830	3,946	250	63,232	250	63,482	3,000	2116%
Parks and Recreation																	
Security Patrol Services	2,550	3,150	4,800	3,900	2,250	4,050	3,450	2,550	1,650	2,250	2,850	1,875	33,450	1,875	35,325	22,500	157%
Pest Control	-	116	-	186	-	116	-	186	-	190	154	92	948	92	1,040	1,100	95%
Janitorial Cleaning	975	-	-	975	150	-	600	-	700	800	575	417	4,775	417	5,192	5,000	104%
R&M-Clubhouse	-	70	-	-	-	-	439	-	-	50	-	250	559	250	809	3,000	27%
R&M-Pools	800	1,110	800	2,219	8,260	995	1,121	1,852	363	975	955	833	19,450	833	20,283	10,000	203%
Pool Furniture repair & replacement	-	-	-	-	-	-	-	-	-	-	1,948	333	1,948	333	2,281	4,000	57%
Recreation / Park Facility Maintenance	-	-	-	-	-	-	69	-	370	141	-	167	580	167	747	2,000	37%
Security System Monitoring & Maint.	2,318	-	-	3,224	223	416	640	1,767	1,839	649	1,406	833	12,484	831	13,315	10,000	133%
Pavement/Signage/Wall Repairs	-	-	-	-	-	-	-	-	-	-	-	208	-	208	208	2,500	8%
Garbage Collection	25,695	(1)	25,984	784	13,544	13,398	13,544	13,544	15,370	24,174	1,020	13,563	147,056	13,563	160,619	162,750	99%
Event Planning	-	-	-	-	-	-	-	-	-	-	-	583	-	583	583	7,000	8%
Special Events	-	1,500	-	-	-	500	2,500	-	-	-	(500)	1,250	4,000	1,250	5,250	15,000	35%
Community Enhancement Projects	-	-	-	-	-	-	-	-	-	-	-	250	-	250	250	3,000	8%
Op Supplies - Clubhouse	-	-	-	-	3,019	-	28	699	370	-	496	167	4,612	167	4,779	2,000	239%
Total Parks and Recreation	32,338	5,945	31,584	11,288	27,446	19,475	22,391	20,598	20,662	29,229	8,904	20,821	229,862	20,819	250,681	249,850	100%
Total Expenditures	103,881	40,498	100,496	55,305	56,691	73,292	71,120	55,898	76,247	93,658	48,870	70,461	775,956	70,461	846,417	845,512	100%
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)	\$ (91,043)	\$ (46,443)	\$ (67,544)	80,112	(67,542)	12,570	-	0%
Fund Balance, Beginning (Oct 1, 2025)													776,947	-	776,947	776,947	
Fund Balance, Ending													\$ 857,059	\$ (67,542)	\$ 789,517	\$ 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	GARBAGE	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

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100180	07/06/26	NICHOLS LANDSCAPE ARCHITECTURE	MN23-1.21	Enhancement Project	Planning and Design	531053-53918	\$7,537.86
001	100181	07/06/26	BUSINESS OBSERVER INC	26-01388P	Legal Advertisement	Legal Advertising	548002-51301	\$225.31
001	100183	07/06/26	STRALEY ROBIN VERICKER	28551	Legal Services	District Counsel	531146-51301	\$2,524.00
001	100184	07/06/26	GPS POOLS	JUNE26	JUNE POOL SVC	R&M-Pools	546074-57201	\$995.00
001	100186	07/10/26	STANTEC CONSULTING	2584997	Engineer Services through 06/12/26	District Engineer	531147-51301	\$3,547.50
001	100187	07/10/26	PASCO COUNTY UTILITIES SERVICE	24692275-CHECK	Utility-Water	Water/Waste	543018-53150	\$360.48
001	100187	07/10/26	PASCO COUNTY UTILITIES SERVICE	24692275 CHECK	WATER	Water/Waste	543018-53150	\$360.48
001	100188	07/10/26	ALYSSA MARTIN, HELPING HANDS 813	12	Post Event Cleaning 5/3/26	Janitorial Cleaning	53800-57201	\$100.00
001	100188	07/10/26	ALYSSA MARTIN, HELPING HANDS 813	13	Post Event Cleaning 5/9/26	Janitorial Cleaning	53800-57201	\$100.00
001	100188	07/10/26	ALYSSA MARTIN, HELPING HANDS 813	14	Post-Event Cleaning Service 5/10/26	Janitorial Cleaning	53800-57201	\$100.00
001	100188	07/10/26	ALYSSA MARTIN, HELPING HANDS 813	15	Post-Event Cleaning Service 5/16/26	Janitorial Cleaning	53800-57201	\$100.00
001	100188	07/10/26	ALYSSA MARTIN, HELPING HANDS 813	11	Post-Event Cleaning Service 5/2/26	Janitorial Cleaning	53800-57201	\$100.00
001	100188	07/10/26	ALYSSA MARTIN, HELPING HANDS 813	16	Post-Event Cleaning Service 5/17/26	Janitorial Cleaning	53800-57201	\$100.00
001	100188	07/10/26	ALYSSA MARTIN, HELPING HANDS 813	17	Post-Event Cleaning Service 5/30/26	Janitorial Cleaning	53800-57201	\$100.00
001	100189	07/10/26	INFRAMARK LLC	182449	Agenda Packages, Postage and Domain Renewal	Postage, Phone, Faxes, Copies	541024-51301	\$64.44
001	100189	07/10/26	INFRAMARK LLC	182449	Agenda Packages, Postage and Domain Renewal	Dues, Licenses, Subscriptions	554020-51301	\$9.99
001	100189	07/10/26	INFRAMARK LLC	183736	JULY 26	District Manager	531150-51301	\$5,579.17
001	100190	07/10/26	JUNIPER LANDSCAPING OF FLORIDA LLC	405039	Monthly Maintenance	Contracts - Landscape	534171-53908	\$6,386.38
001	100191	07/10/26	FRANCISCO M MONSERRATE	070326-	TRAFFIC CONTROL AND SECURITY PATROL	Security Patrol Services	531116-57201	\$300.00
001	100192	07/10/26	BIG DOG SERVICES LLC	070126-	JULY 2026 FHP SCHEDULER FEE	Security Patrol Services	531116-57201	\$150.00
001	100193	07/17/26	JOHNSON CONTROLS SECURITY	42602970	QUARTERLY AUG-OCT 2026	Prepaid Insurance	155100-0	\$1,766.81
001	100194	07/17/26	ALYSSA MARTIN, HELPING HANDS 813	18-25	POST EVENT CLEANING 6/6-6/28 - 8 SERVICE DATES	Janitorial Cleaning	53800-57201	\$800.00
001	100195	07/17/26	NICHOLS LANDSCAPE ARCHITECTURE	MN23-1.22	Misc. Support & Permitting	Misc-Contingency	549900-53918	\$2,830.43
001	100196	07/17/26	TRULY NOLEN OF AMERICA INC	590316699	PEST BI-MONTHLY COMMERCIAL	Pest Control	531170-57201	\$120.00
001	100196	07/17/26	TRULY NOLEN OF AMERICA INC	590316811	PEST BI-MONTHLY COMMERCIAL	Pest Control	531170-57201	\$70.00
001	100197	07/17/26	FRANCISCO M MONSERRATE	071026-	TRAFFIC/SECURITY PATROL 7/10/26	Security Patrol Services	531116-57201	\$300.00
001	100198	07/29/26	FOUNTAIN KINGS INC	INV-1278	WEST FOUNTAIN REPAIRS	Recreation / Park Facility Maintenance	546414-57201	\$370.00
001	100199	07/29/26	PRESSURE WASHING SOLUTIONS LLC	2334899	PRESSURE WASH- AMENITIES	Reserve - Undesignated	568186-53908	\$5,810.00
001	100200	07/29/26	STRALEY ROBIN VERICKER	28771	JUNE 2026 LEGAL SVCS	District Counsel	531146-51301	\$6,740.44
001	100201	07/29/26	OLM, INC.	47685	JULY 2026 LANDSCAPE INSPECTION	Contracts-Landscape Consultant	534062-53908	\$390.00
001	100202	07/29/26	AQUATIC WEED CONTROL, INC.	1141841	JULY 2026 WETLAND/ PRESERVE MAINT SVCS	Aquatic Maintenance	546042-53908	\$1,684.00
001	100203	07/29/26	FRANCISCO M MONSERRATE	071726-	7/3/26 TRAFFIC/SECURITY PATROL SVCS	Security Patrol Services	531116-57201	\$300.00
001	100203	07/29/26	FRANCISCO M MONSERRATE	072426-	TRAFFIC/SECURITY PATROL 7/24/26	Security Patrol Services	531116-57201	\$300.00
001	300137	07/06/26	ADT SECURITY SERVICES	062226-3626-ACH	6/1-10/9/26 SECURITY MONITORING SVCS	Security System Monitoring & Maint.	546479-57201	\$421.14
001	300138	07/10/26	PAGE PER PAGE	PRC-051126-246-ACH	Wall Encroachment Letter	Postage, Phone, Faxes, Copies	541024-51301	\$73.81
001	300139	07/09/26	ADP INC	070326-1870-ACH	JUNE 2026 ADP SUPERVISOR PAY PROCESSING FEE	Reserve - Undesignated	568186-53908	\$33.00
001	300140	07/10/26	TAMPA ELECTRIC COM	070726-0001-ACH	ELECTRIC 5/22-6/22/26	Utility - Electric	543041-53150	\$8,808.61
001	300141	07/06/26	FRONTIER COMMUNICATIONS	062626-23-5-ACH	6/26-7/25/2026 INTERNET SVCS	Amenity Internet	541009-53150	\$528.50
001	300142	07/14/26	FRONTIER COMMUNICATIONS	070426-22-5-ACH	JULY 2026 INTERNET SVCS - REC CENTER	Amenity Internet	541009-53150	\$99.99
001	300143	07/21/26	FRONTIER COMMUNICATIONS	071326-08-5-ACH	JULY 2026 INTERNET/PHONE	Amenity Internet	541009-53150	\$205.34
001	300148	07/09/26	PAYCHEX OF NEW YORK LLC	2026070601-ACH	ONSITE STAFF PAY SVCS - 7/9/26	Onsite Staff	534215-51301	\$590.72
001	300149	07/20/26	PAYCHEX OF NEW YORK LLC	2026072001-ACH	ONSITE STAFF PAY SVCS - 7/24/26	Onsite Staff	534215-51301	\$590.72
001	300150	07/01/26	PAYCHEX OF NEW YORK LLC	2026062201-ACH	ONSITE STAFF PAY SVCS - 6/26/26	Onsite Staff	534215-51301	\$565.37
Fund Total								\$62,139.49

Total Checks Paid	\$62,139.49
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NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100204	08/07/26	BRIAN QUIGLEY	BQ-022026	REPLACEMENT CHECK FROM 2/20/26 MTG	Supervisor Fees	511100-51301	\$200.00
001	100205	08/07/26	FOUNTAIN KINGS INC	INV-1277	EAST FOUNTAIN REPAIRS	Reserve - Undesignated	568186-53908	\$7,319.74
001	100206	08/07/26	INFRAMARK LLC	184704	JUNE 26 MGMNT SVCS	Dues, Licenses, Subscriptions	554020-51301	\$65.46
001	100207	08/12/26	TRULY NOLEN OF AMERICA INC	590321105	SEASONAL PEST CONTROL-PLAYGROUND	Pest Control	531170-57201	\$53.50
001	100207	08/12/26	TRULY NOLEN OF AMERICA INC	590321104	CLUBHOUSE SEASONAL PEST CONTROL	R&M-Clubhouse	546015-57201	\$50.00
001	100208	08/12/26	TIMOTHY J. BURGESS	070426-	7/4/26 SECURITY /PATROL SVCS	Security Patrol Services	531116-57201	\$300.00
001	100209	08/17/26	ALYSSA MARTIN, HELPING HANDS 813	26-30B	JULY 2026 POST EVENT CLEANING SVCS	Janitorial Cleaning	53800-57201	\$575.00
001	100210	08/17/26	STANTEC CONSULTING	2598125	ENGINEERING SVCS 6/15-6/25/26	District Engineer	531147-51301	\$3,509.50
001	100211	08/17/26	JAMES E. LA ROSE JR. 181	071426-	TRAFFIC/SECURITY PATROL 7/14/26	Security Patrol Services	531116-57201	\$300.00
001	100212	08/17/26	NICHOLS LANDSCAPE ARCHITECTURE	MN23-1.23	MISC SUPPORT & PERMITTING	Misc-Contingency	549900-53918	\$2,915.34
001	100213	08/17/26	INFRAMARK LLC	186085	AUGUST 2026 MANAGMENT SVCS	District Manager	531150-51301	\$5,579.17
001	100214	08/17/26	JUNIPER LANDSCAPING OF FLORIDA LLC	409915	LANDSCAPE MAINT SVC - AUGUST 2026	Contracts - Landscape	534171-53908	\$6,386.38
001	100215	08/17/26	PIPER FIRE PROTECTION	206612	ANNUAL EMERGENCY LIGHT INSPECTION	Recreation / Park Facility Maintenance	546414-57201	\$141.45
001	100216	08/17/26	OLM, INC.	47839	LANDSCAPE INSPECTION - AUGUST 2026	Contracts-Landscape Consultant	534062-53908	\$390.00
001	100217	08/17/26	GPS POOLS	AUG	POOL MAINT SVCS - AUGUST 2026	R&M-Pools	546074-57201	\$975.00
001	100217	08/17/26	GPS POOLS	JULY 2026	POOL MAINT SVCS - JULY 2026	R&M-Pools	546074-53908	\$975.00
001	100218	08/17/26	AQUATIC WEED CONTROL, INC.	1142949	AUGUST 2026 WETLAND/PRESERVE MAINT SVCS	Aquatic Maintenance	546042-53908	\$1,684.00
001	100219	08/17/26	FRANCISCO M MONSERRATE	080626	TRAFFIC/SECURITY PATROL 8/06/26	Security Patrol Services	531116-57201	\$300.00
001	100219	08/17/26	FRANCISCO M MONSERRATE	073126	TRAFFIC/SECURITY PATROL 7/31/26	Security Patrol Services	531116-57201	\$300.00
001	100220	08/17/26	BIG DOG SERVICES LLC	080126 FHP	FHP SCHEDULER FEE - AUGUST 2026	Security Patrol Services	531116-57201	\$150.00
001	100221	08/26/26	INFRAMARK LLC	187229	JULY 2026 AGENDA PACKAGE POSTAGE	Dues, Licenses, Subscriptions	554020-51301	\$60.00
001	100221	08/26/26	INFRAMARK LLC	187229	JULY 2026 AGENDA PACKAGE POSTAGE	Dues, Licenses, Subscriptions	554020-51301	\$1.52
001	100222	08/26/26	TRULY NOLEN OF AMERICA INC	590321249	MARCH-OCTOBER 2026 SNAKE AWAY SVCS	Pest Control	531170-57201	\$50.00
001	100222	08/26/26	TRULY NOLEN OF AMERICA INC	590321248	AUGUST 2026 PEST SVCS	Pest Control	531170-57201	\$50.00
001	100223	08/26/26	STRALEY ROBIN VERICKER	28927	JULY 2026 LEGAL SVCS	District Counsel	531146-51301	\$2,322.50
001	100224	08/26/26	FRANCISCO M MONSERRATE	081226-	SECURITY/TRAFFIC PATROL 8/12/26	Security Patrol Services	531116-57201	\$300.00
001	100224	08/26/26	FRANCISCO M MONSERRATE	081326-	SECURITY/TRAFFIC 8/13/26	Security Patrol Services	531116-57201	\$300.00
001	100225	08/26/26	BUSINESS OBSERVER INC	26-02060P	9/29/2026 WORKSHOP LEGAL NOTICE	Legal Advertising	548002-51301	\$63.44
001	300144	08/05/26	WASTE CONNECTIONS	8988695W425-ACH	AUGUST 2027 WASTE SVCS	Garbage Collection	546913-57201	\$12,058.20
001	300145	08/05/26	WASTE CONNECTIONS	2238594W426-ACH	AUGUST 2026 WASTE SVCS CLUBHOUSE	Garbage Collection	546913-57201	\$160.95
001	300146	08/05/26	ADT SECURITY SERVICES	072226-3626-ACH	SVC PRD 8/1/26-9/9/26	Security System Monitoring & Maint.	546479-57201	\$228.09
001	300147	08/07/26	PASCO COUNTY UTILITIES SERVICE	24865415-ACH	6/8-7/8/26 WATER SVCS PLAYGROUND	Water/Waste	543018-53150	\$31.01
001	300151	08/19/26	FRONTIER COMMUNICATIONS	072626-23-5-ACH	INTERNET SVCS - 7/26-8/25/2026	Amenity Internet	541009-53150	\$549.64
001	300152	08/12/26	TAMPA ELECTRIC COM	080526-0001-ACH	ELECTRIC 6/18-7/16/2026	Utility - Electric	543041-53150	\$9,402.95
001	300153	08/13/26	FRONTIER COMMUNICATIONS	080426-22-5-ACH	BUSINESS INTERNET 8/4-9/3/26	Amenity Internet	541009-57201	\$99.99
001	300154	08/25/26	WASTE CONNECTIONS	9045009W425-ACH	GARBAGE SERVICE 9/1/26-9/30/26	Garbage Collection	546913-53400	\$259.39
001	300155	08/03/26	WASTE CONNECTIONS	8989338W425-ACH	GARBAGE SERVICE 8/1/26-8/31/26	Garbage Collection	546913-53400	\$260.05
001	300156	08/20/26	WASTE CONNECTIONS	2259305W426-ACH	SEPTEMBER 2026 WASTE SVCS CLUBHOUSE	Garbage Collection	546913-57201	\$160.95
001	300157	08/20/26	WASTE CONNECTIONS	9044371W425-ACH	9/1-9/30/26 WASTE SVCS	Garbage Collection	546913-57201	\$13,398.00
001	300158	08/03/26	BANK UNITED CC PMT	063026-3194-	CC PAYMENT	Op Supplies - Clubhouse	552003-57201	\$495.56
Fund Total								\$72,421.78

Total Checks Paid	\$72,421.78
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