

**NORTHRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

MAY 12, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Northridge Community Development District

Board of Supervisors:

Richard Sacchi, Chairman
Brian Howell, Vice Chairman
Peter Altman, Assistant Secretary
Eric Davidson, Assistant Secretary
Michelle Furey, Assistant Secretary

Staff:

Brian Lamb, District Manager
Bryan Radcliff, District Manager
Angela De La Mora, District Counsel
John Mueller, District Engineer

Public Hearings and Regular Meeting Agenda Monday, May 12, 2025 – 11:00 a.m.

The Public Hearings and Regular Meeting of Northridge Community Development District will be held at **The Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.**

Microsoft Teams Meeting: [Join the meeting now](#)

Meeting ID: 226 999 845 919 8 **Call in (audio only):** +1 (646) 838-1601

Passcode: U6Pf7be3 **Phone Conference ID:** 704 376 798#

- 1. Call to Order/Roll Call**
- 2. Public Comment Period**
- 3. Recess to Public Hearings**
- 4. Public Hearing on Adopting Proposed FY2025 Budget**
 - A.** Open Public Hearing on Adopting FY2025 Proposed Budget
 - B.** Staff Presentations
 - C.** Public Comment
 - D.** Consideration of Resolution 2025-29; Adopting the FY2025 Budget
 - E.** Close Public Hearing on Adopting FY2025 Proposed Budget
- 5. Public Hearing on Adopting the Uniform Method of Collection**
 - A.** Open Public Hearing on Adopting Uniform Method of Collection
 - B.** Staff Presentations
 - C.** Public Comment
 - D.** Consideration of Resolution 2025-30; Adopting Uniform Method of Collection
 - E.** Close Public Hearing on Adopting Uniform Method of Collection

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 16615 Crosspointe Run, Land O' Lakes, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 226 999 845 919 8
Passcode: U6Pf7be3

6. Public Hearing on Adopting Rule of Development

- A. Open Public Hearing on Adopting Rule of Development
- B. Staff Presentations
- C. Public Comment
- D. Close Public Hearing on Adopting Rule of Development

7. Public Hearing on Adopting Uniform Rules of Procedure

- A. Open Public Hearing on Adopting Uniform Rules of Procedure
- B. Staff Presentations
- C. Public Comment
- D. Consideration of Resolution 2025-31; Adopting Uniform Rules of Procedure
- E. Close Public Hearing on Adopting Uniform Rules of Procedure

8. Recess and Return to Regular Meeting

9. Business Items

- A. Consideration of Registered Voter Count
- B. Consideration of the Northridge FY2026 Proposed Budget
- C. Consideration of Resolution 2025-32; Approving a Proposed Budget for FY2026 & Setting Public Hearing

10. Consent Agenda Items

- A. Approval of Meeting Minutes
 - 1. April 7, 2025 Regular Meeting Minutes
 - 2. April 14, 2025 Landowners' Meeting & Election Minutes
 - 3. April 14, 2025 Continued Regular Meeting Minutes
- B. Acceptance of April 2025 Financials
- C. Acceptance of Check Register
- D. Acceptance of Operations and Maintenance Report

11. Staff Reports

- A. District Counsel
- B. District Engineer
- C. District Manager

12. Other Business, Updates, and Supervisor Comments

13. Adjournment

Fourth Order of Business

4A

**FY 2024-2025 Budget Funding Agreement
(Northridge Community Development District)**

This FY 2024-2025 Budget Funding Agreement (this “**Agreement**”) is made and entered into as of May 12, 2025, between the **Northridge Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, and **Northridge 829, LLC** a Florida limited liability company (the “**Developer**”), whose mailing address is 1409 Tech Blvd., Ste #1, Tampa, Florida 33619.

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2024-2025 as attached hereto as **Exhibit A** (the “**FY 2024-2025 Budget**”), which commences on February 26, 2025 (establishment date), and concludes on September 30, 2025;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2024-2025 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2024-2025 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2024-2025 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2024-2025 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2024-2025 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2024-2025 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to **\$992,400** in accordance with the FY 2024-2025 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2024-2025 Budget Revisions.** The District and Developer agree that the FY 2024-2025 Budget shall be revised at the end of the 2024-2025 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2024 and ending on September 30, 2025. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2024-2025 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2024-2025 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
- a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2024-2025 Budget" in the public records of Pasco County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.
7. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

- 8. Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 9. Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2024-2025 fiscal year on September 30, 2025. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
- 10. Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 11. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 12. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 13. Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 14. Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Northridge 829, LLC
a Florida limited liability company

**Northridge Community
Development District**

Name: _____
Title: _____

Name: _____
Title: Chair of the Board of Supervisors

Fourth Order of Business

4D

RESOLUTION 2025-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING FEBRUARY 26, 2025 (ESTABLISHMENT DATE), AND ENDING SEPTEMBER 30, 2025; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted to the Board of Supervisors (“**Board**”) of the Northridge Community Development District (“**District**”) a proposed budget for the Fiscal Year 2024-2025 budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

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

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

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

WHEREAS, Northridge 829, LLC (“**Developer**”), as the developer of certain lands within the District, has agreed to fund the FY 2024-2025 Budget as shown in the revenues line item of the FY 2024-2025 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Northridge Community Development District for the Fiscal Year Beginning February 26, 2025 (Establishment Date), and Ending September 30, 2025".
- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning February 26, 2025, (Establishment Date) and Ending September 30, 2025, the sum of \$744,300, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

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

Section 4. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 5. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on May 12, 2025.

Attested By:

Northridge Community
Development District

Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2024-2025 Adopted Budget

Exhibit B: Form of Budget Funding Agreement with Developer

Fifth Order of Business

5A

Fifth Order of Business

5D

RESOLUTION 2025-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF COLLECTION FOR ANY NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED NOW OR IN THE FUTURE BY THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Northridge Community Development District (the “**District**”) is a local unit of special-purpose government that was established pursuant to the provisions of Chapter 190, Florida Statutes (the “**Act**”);

WHEREAS, the Act authorizes the Board of Supervisors of the District (the “**Board**”) to levy non-ad valorem special assessments for the purposes authorized by the Act and Chapter 170, Florida Statutes (“**Special Assessments**”) using the procedures provided in the Act, Chapter 170, and Chapter 197, Florida Statutes;

WHEREAS, the Board levied and/or may need to levy Special Assessments in the future to provide necessary funds: (1) for the administrative operations of the District, (2) to construct or acquire any facilities and projects of the District, (3) to maintain and preserve any facilities and projects of the District, and (4) to enable the District to provide any other services authorized by law;

WHEREAS, the Act authorizes the District, at its sole discretion, to collect and enforce its Special Assessments pursuant to the provisions of the Act, Sections 197.3631, 197.3632, and 197.3635, Chapter 170, or Chapter 173, Florida Statutes;

WHEREAS, Section 197.3632, Florida Statutes authorizes the District to use the uniform method of collection (the “**Uniform Method of Collection**”) to collect its Special Assessments if the District certifies its non-ad valorem assessment roll to the Tax Collector of Pasco County, which enables the Special Assessments, or the portion thereof that is certified, to be collected on the annual tax bill and enforced pursuant to Florida law;

WHEREAS, the Board finds that use of the Uniform Method of Collection can result in the more efficient and effective collection and enforcement of certain Special Assessments levied by the District which are certified for collection using the Uniform Method of Collection; and

WHEREAS, in accordance with the requirements of Section 197.3632, Florida Statutes, the Board caused notice of a public hearing on its intent to use the Uniform Method of Collection to be advertised weekly in a newspaper of general circulation within Pasco County for 4 consecutive weeks prior to such hearing and held the public hearing prior to the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. The above recitals are true and correct and by this reference are incorporated as a material part of this Resolution.

2. The Board hereby expresses its intent to use the Uniform Method of Collection for any Special Assessments levied by the Board, now and in the future, on any properties within the boundaries of the District pursuant to the legal description included in **Exhibit A**, attached hereto and incorporated herein.
3. The Special Assessments, which may be collected annually pursuant to the provisions of the Act, and the District's use of the Uniform Method of Collection may continue in any given year when the Board determines that use of the Uniform Method of Collection for that year is in the best interests of the District.
4. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Pasco County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.
5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
6. This Resolution shall become effective upon its adoption and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED ON MAY 12, 2025.

ATTEST:

**NORTHRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: _____

☐ Secretary / ☐ Assistant Secretary

Name: _____

Chair/ Vice Chair of the Board of Supervisors

Exhibit A: Legal Description of District Boundaries

Sixth Order of Business

6A

Seventh Order of Business

7A

Seventh Order of Business

7D

RESOLUTION 2025-31

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING
UNIFORM RULES OF PROCEDURE, IN KEEPING WITH CHAPTER
120.54(5), FLORIDA STATUTES.**

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

WHEREAS, the Board of Supervisors of the District (hereinafter the “**Board**”) is authorized by Section 190.011(5), Florida Statutes, to adopt rules and orders pursuant to Chapter 120, Florida Statutes; and

WHEREAS, in accordance with Section 120.54(5), Florida Statutes, the District must comply with the adoption of Uniform Rules of Procedure as established by the Florida Administration Commission; and

WHEREAS, the District set May 12, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 120.54, Florida Statutes; and

WHEREAS, the District has complied with the rule making process as outlined in Section 120.54, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1: The Board hereby adopts the Rules of Procedure as attached hereto as **Exhibit “A”**.

Section 2: This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON MAY 12, 2025.

ATTEST:

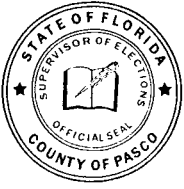
**NORTHRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary/Assistant Secretary

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

Ninth Order of Business

9A



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 23, 2025

Bryan Radcliff, District Manager
2005 Pan Am Circle Suite 300
Tampa FL 33607

Dear Bryan Radcliff:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

• Cobblestone Community Development District	282
• Harvest Ridge Community Development District	220
• Hilltop Point Community Development District	162
• Northridge Community Development District	0
• Vista Walk Community Development District	0

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Ninth Order of Business

9B

Northridge
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Proposed Budget



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Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/-)	BUDGET
	FY 2025	3/31/25	10/1/2025	FY 2025	Budget	FY 2026
REVENUES						
Operations & Maintenance Assmts - On Roll	\$ -	-	-	-	0%	-
Developer Contributions	\$ 744,300	-	744,300	744,300	0%	992,400
Other Miscellaneous Revenues	\$ -	-	-	-	0%	-
TOTAL REVENUES	\$ 744,300	\$ -	\$ 744,300	\$ 744,300		\$ 992,400
EXPENDITURES						
Financial & Administrative						
Supervisor Fees	\$ 9,000	-	9,000	9,000	0%	\$ 12,000.00
District Management	\$ 18,750	-	18,750	18,750	0%	\$ 25,000.00
Accounting Services	\$ 13,125	-	13,125	13,125	0%	\$ 17,500.00
District Engineer	\$ 11,250	-	11,250	11,250	0%	\$ 15,000.00
District Counsel	\$ 9,375	-	9,375	9,375	0%	\$ 12,500.00
Assessment Roll	\$ 3,750	-	3,750	3,750	0%	\$ 5,000.00
Financial/Revenue Collections	\$ 3,750	-	3,750	3,750	0%	\$ 5,000.00
Auditing Services	\$ 4,125	-	4,125	4,125	0%	\$ 5,500.00
Field Management	\$ 11,250	-	11,250	11,250	0%	\$ 15,000.00
Construction Accounting	\$ 4,575	-	4,575	4,575		\$ 6,100.00
Rental and Leases	\$ 450	-	450	450	0%	\$ 600.00
Dissemination Agent/Reporting	\$ 5,250	-	5,250	5,250	0%	\$ 7,000.00
Trustees Fees	\$ 7,125	-	7,125	7,125	0%	\$ 9,500.00
Postage, Phone, Faxes, Copies	\$ 375	-	375	375	0%	\$ 500.00
Mailings	\$ 150	-	150	150	0%	\$ 200.00
Legal Advertising	\$ 2,625	-	2,625	2,625	0%	\$ 3,500.00
Bank Fees	\$ 150	-	150	150	0%	\$ 200.00
Dues, Licenses & Fees	\$ 131	-	131	131	0%	\$ 175.00
Onsite Office Supplies	\$ 75	-	75	75	0%	\$ 100.00
Website Admin Services	\$ 1,125	-	1,125	1,125	0%	\$ 1,500.00
Website ADA Compliance	\$ 1,200	-	1,200	1,200	0%	\$ 1,600.00
ProfServ - Info Technology	\$ 450	-	450	450	0%	\$ 600.00
Misc Admin	\$ 244	-	244	244	0%	\$ 325.00
Total Financial & Administrative	\$ 108,300	\$ -	\$ 108,300	\$ 108,300		\$ 144,400

Insurance

General Liability	\$	7,125	-	\$	7,125	\$	7,125	0%	\$	9,500
Public Officials Insurance	\$	5,625	-		5,625		5,625	0%		7,500
Property & Casualty Insurance	\$	21,000	-		21,000		21,000	0%		28,000
Deductible	\$	-	-		-		-	0%		-
Total Insurance	\$	33,750	\$ -	\$	33,750	\$	33,750		\$	45,000

Utility Services

Electric Utility Services	\$	18,750	\$ -	\$	18,750	\$	18,750	0%	\$	25,000
Street Lights	\$	135,000	\$ -	\$	135,000	\$	135,000	\$ -		180,000
Water/Waste	\$	13,875	-		13,875		13,875	0%		18,500
Total Utility Services	\$	167,625	\$ -	\$	167,625	\$	167,625		\$	223,500

Amenity

Pool Monitor	\$	30,000	-		30,000		30,000	0%	\$	40,000
Pool Maintenance - Contract	\$	11,250	-		11,250		11,250	0%		15,000
Pool Treatments & Other R&M	\$	3,750	-		3,750		3,750	0%		5,000
Janitorial - Contract	\$	9,000	-		9,000		9,000	0%		12,000
Janitorial - Supplies/Other	\$	3,750	-		3,750		3,750	0%		5,000
Amenity Pest Control	\$	900	-		900		900	0%		1,200
Amenity R&M	\$	4,500	-		4,500		4,500	0%		6,000
Amenity Camera R&M	\$	1,125	-		1,125		1,125	0%		1,500
Amenity Furniture R&M	\$	1,875	-		1,875		1,875	0%		2,500
Access Control R&M	\$	6,375	-		6,375		6,375	0%		8,500
Garbage Dumpster - Rental/Collection	\$	1,800	-		1,800		1,800	0%		2,400
Amenity Pest Control	\$	900	-		900		900	0%		1,200
Stormwater System R&M	\$	1,875	-		1,875		1,875	0%		2,500
Annual Stormwater Report	\$	1,875	-		1,875		1,875	0%		2,500
Security Monitoring Services	\$	900	-		900		900	0%		1,200
Key Card Distribution	\$	375	-		375		375	0%		500
Dog Waste Station Service and Supplies	\$	1,125	-		1,125		1,125	0%		1,500
Entrance Monuments, Gates, Walls R&M	\$	1,875	-		1,875		1,875	0%		2,500
Sidewalk, Pavement, Signage R&M	\$	5,625	-		5,625		5,625	0%		7,500
Holiday Decorations	\$	9,000	-		9,000		9,000	0%		12,000
Facility A/C & Heating Maintenance & Repair	\$	1,875	-		1,875		1,875	0%		2,500
Playground Equipment	\$	1,875	-		1,875		1,875	0%		2,500
MISC	\$	1,875	-		1,875		1,875	0%		2,500
Total Amenity	\$	103,500	\$ -	\$	103,500	\$	103,500		\$	138,000

Landscape and Pond Maintenance

Landscape Maintenance - Contract	\$	247,500	-	\$	247,500	\$	247,500	0%	\$	330,000
Landscaping - R&M	\$	11,250	-		11,250		11,250	0%		15,000
Landscaping - Mulch	\$	5,625	-		5,625		5,625	0%		7,500
Landscaping - Annuals	\$	6,000	-		6,000		6,000	0%		8,000
Landscaping - Plant Replacement Program	\$	18,750	-		18,750		18,750	0%		25,000

Irrigation Maintenance	\$	5,625	-		5,625	5,625	0%	7,500
Aquatics - Contract	\$	11,250	-		11,250	11,250	0%	15,000
Aquatics - Plant Replacement	\$	3,750	-		3,750	3,750	0%	5,000
Waterway Management Program	\$	10,500	-		10,500	10,500	0%	14,000
Wetland Maintenance	\$	5,625	-		5,625	5,625	0%	7,500
Debris Cleanup	\$	2,625	-		2,625	2,625	0%	3,500
MISC Contingency	\$	2,625	-		2,625	2,625	0%	3,500
Total Landscape and Pond Maintenece	\$	331,125	\$	-	\$	331,125	\$	441,500

TOTAL EXPENDITURES	\$	744,300	\$	-	\$	744,300	\$	744,300	\$	992,400
Net change in fund balance	\$	-	\$	-	\$	744,300	\$	744,300	\$	992,400
FUND BALANCE, BEGINNING	\$	-	\$	-	\$	-	\$	-	\$	744,300
FUND BALANCE, ENDING	\$	-	\$	-	\$	744,300	\$	744,300	\$	1,736,700

Northridge Community Development District

Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	-
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		744,300

Estimated Funds Available - 9/30/2025	744,300
--	----------------

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	744,300
Less: First Quarter Operating Reserve		- (1)
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		992,400

Estimated Remaining Undesignated Cash as of 9/30/2026	1,736,700
--	------------------

Notes

(1) Represents approximately 3 months of operating expenditures

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

2013A-1												
Product	Units	O&M Assessment (1)				Debt Service Series 2025				Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025		Percent Change	FY 2026	FY 2025	Dollar Change
35'	132	\$ 1,117.02	\$ 837.77	\$ 279.26	33%	\$ 1,050.00	\$ 1,050.00	\$ -	\$ -	\$ 2,167.02	\$ 1,887.77	\$ 279.26
40'	284	\$ 1,276.60	\$ 957.45	\$ 319.15	33%	\$ 1,200.00	\$ 1,200.00	\$ -	\$ -	\$ 2,476.60	\$ 2,157.45	\$ 319.15
50'	342	\$ 1,595.74	\$ 1,196.81	\$ 398.94	33%	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ 3,095.74	\$ 2,696.81	\$ 398.94
	758											

ASSESSMENT INCREASE ANALYSIS					
Product		Assessment Increase			Change
		Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase	
35'	132	\$ -	0%	\$ -	n/a
40'	284	\$ -	0%	\$ -	n/a
50'	342	\$ -	0%	\$ -	n/a

Total 758 \$ - *Collection costs included*

Notations

(1)The assesment values of FY 2025 and FY 2026 have been grossed up by 6% to account for collection cost and early payment discounts.

ASSESSMENT TREND ANALYSIS - GENERAL FUND			
FY 2026		FY 2025	
\$	1,117.02	\$	837.77
\$	1,276.60	\$	957.45
\$	1,595.74	\$	1,196.81

\$ 1,055,744.68	Total Gross Tax Collector Assessment Revenue
	Fund Balance
\$ 1,055,744.68	Total Gross Levy

Off-Roll	
GF	DS
Assessments	Assessments
\$147,446.81	\$138,600.00
\$362,553.19	\$340,800.00
\$545,744.68	\$513,000.00
\$1,055,744.68	\$992,400.00
\$992,400	net assessment

Assessment Methodology						
Product	Units	EAU	Total EAU	Total Gross O&M	O&M Per unit	
35'	132	0.88	115.50	\$ 147,446.81	\$ 1,117.02	
40'	284	1.00	284.00	\$ 362,553.19	\$ 1,276.60	
50'	342	1.25	427.50	\$ 545,744.68	\$ 1,595.74	
	758	3	827	\$ 1,055,744.68	\$ 3,989.36	
				\$ 992,400.00		

On-Roll Assessments

	Units	O&M	DS
35'	132	\$ 147,446.81	\$ 138,600.00
40'	284	\$ 362,553.19	\$ 340,800.00
50'	342	\$ 545,744.68	\$ 513,000.00

Ninth Order of Business

9C

RESOLUTION 2025-32

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Northridge Community Development District (“**District**”) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 11, 2025

HOOR: 11:00 a.m.

LOCATION: Springhill Suites
16615 Crosspoint Run
Land O’Lakes, Florida 34638

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 12, 2025.

Attest:

**Northridge Community
Development District**

Print Name: _____
£ Secretary/£ Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

Tenth Order of Business

10A

**MINUTES OF MEETING
NORTHRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting and of the Board of Supervisors of North Park Isle Community Development District was held on Monday, April 7, 2025 at 11:00 a.m. the Springhill Suites located at 16615 Crosspoint Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

Eric Davidson

Assistant Secretary

Also present were:

Bryan Radcliff

District Manager

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Radcliff opened the meeting and announced that due to a lack of quorum the meeting will be CONTINUED to April 14, 2025 at 11:00 am. The meeting will be located at the Springhill Suites by Marriot located at 16615 Crosspointe Run in Land O Lakes, FL.

SECOND ORDER OF BUSINESS

Public Comments

THIRD ORDER OF BUSINESS

Business Items

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Meeting Minutes

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

SIXTH ORDER OF BUSINESS

**Board of Supervisors Requests and
Comments**

SEVENTH ORDER OF BUSINESS

CONTINUED

There being no further business,

Bryan Radcliff
District Manager

Richard Sacchi
Chairperson

**MINUTES OF MEETING
NORTHRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners Election meeting and of the Board of Supervisors of North Park Isle Community Development District was held on Monday, April 14, 2025 at 11:00 a.m. the Springhill Suites located at 16615 Crosspoint Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

Richard Sacchi	Chairperson
Brian Howell	Vice Chairperson
Eric Davidson	Assistant Secretary

Also present were:

Brian Lamb	District Manager
Bryan Radcliff	District Manager
Vivek Babbar	District Counsel (<i>via phone</i>)
John Mueller	District Engineer
Lori Katzman	RIPA & Associates

The following is a summary of the discussions and actions taken.

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

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

SECOND ORDER OF BUSINESS **Public Comment Period**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Appointment of Meeting Chairman

Mr. Lamb was appointed Landowners' Election Chair.

B. Instructions Related to Landowners' Meeting

Mr. Lamb explained the Landowners Election instructions to the Board and attendees.

C. Call for Nominations

There were no residents present and no nominations outside of the Board.

D. Call for Proxy(s)

The Landowner, Joseph C. LaFace, appointed Lori Katzman as Proxy Holder.

E. Call for Ballots

Mr. Lamb read the received Proxy which outlined a total of 165 votes for the 164.895 acres of land.

F. Announcement of Ballot Tabulations and Results

Mr. Lamb announced that Mr. Richard Sacchi received 165 votes, and a four (4) year term and Brian Howell received 165 votes and a four (4) year term. The remaining Board Members (Peter Altman, Eric Davidson and Michelle Furey) received 164 votes each and two (2) year terms.

FOURTH ORDER OF BUSINESS

**Other Business, Updates and
Supervisor Comments**

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS

Adjourned/CONTINUED

The Board transitioned to the Continued Regular Meeting at 11:24am.

Brian Lamb
District Manager

Richard Sacchi
Chairperson

**MINUTES OF MEETING
NORTHRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The CONTINUED regular meeting and of the Board of Supervisors of North Park Isle Community Development District was held on Monday, April 14, 2025 and called to order at 11:24 a.m. the Springhill Suites located at 16615 Crosspoint Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

Richard Sacchi	Chairperson
Brian Howell	Vice Chairperson
Eric Davidson	Assistant Secretary

Also present were:

Brian Lamb	District Manager
Bryan Radcliff	District Manager
Vivek Babbar	District Counsel (<i>via phone</i>)
John Mueller	District Engineer
Lori Katzman	RIPA & Associates

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Oath of Office for CDD Members

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Public Comment Period

There being none the next order of business followed.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-24, Canvassing and Certifying the Results of the Landowners' Election

On MOTION by Mr. Howell seconded by Mr. Sacchi, with all in favor, Resolution 2025-24, Canvassing and Certifying the Results of the Landowners' Election, was adopted. 3-0
--

B. Consideration of Resolution 2025-25, Designating Officers

On MOTION by Mr. Sacchi seconded by Mr. Howell, with all in favor, Resolution 2025-25, Designating Officers with Richard Sacchi remaining as Chairperson and Brian Howell as Vice Chairperson, was adopted. 3-0

C. Review of Master Engineer's Report

Mr. Lamb presented the Master Engineer's Report to the Board.

D. Consideration of Master Assessments Methodology Report

On MOTION by Mr. Davidson seconded by Mr. Howell, with all in favor, the Master Assessments Methodology Report in Substantial Form for Phases 1 - 4, was approved. 3-0

E. Consideration of Resolution 2025-26, Declaring of Assessments

On MOTION by Mr. Howell seconded by Mr. Sacchi, with all in favor, Resolution 2025-26, Declaring of Assessments, was adopted. 3-0

F. Consideration of Resolution 2025-27, Set Public Hearing Date

On MOTION by Mr. Howell seconded by Mr. Sacchi, with all in favor, Resolution 2025-27, Set Public Hearing Date, was adopted. 3-0

G. Supplemental Engineer's Report

On MOTION by Mr. Davidson seconded by Mr. Howell, with all in favor, Supplemental Engineers' Report in Substantial Form for Assessment Area 1, Phases 1 and 2 with the updated report noted, was approved. 3-0

H. Preliminary First Supplemental Assessment Methodology Report

On MOTION by Mr. Howell seconded by Mr. Davidson, with all in favor, Preliminary First Supplemental Assessment Methodology Report in Substantial Form, was approved. 3-0

I. Consideration of Resolution 2025-28, Bond Issuance - Delegation Authority

- i. Bond Purchase Contract**
- ii. Continuing Disclosure Agreement**
- iii. First Supplemental Trust Indenture**
- iv. Preliminary Limited Offering Memorandum**

On MOTION by Mr. Howell seconded by Mr. Sacchi, with all in favor, Resolution 2025-28, Bond Issuance-Delegation Authority, was adopted. 3-0

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Meeting Minutes

- i. February 10, 2025, Regular Meeting Minutes**
- ii. March 10, 2025, Regular Meeting Minutes**

On MOTION by Mr. Davidson seconded by Mr. Howell, with all in favor, the Consent Agenda, was approved. 3-0

SIXTH ORDER OF BUSINESS

A. District Counsel

Mr. Babbar advised the Bond Validation Hearing will take place on April 23, 2025.

B. District Engineer

C. District Manager

There being no further reports, the next order of business followed.

SEVENTH ORDER OF BUSINESS

**Other Business, Updates and Supervisor
Comments**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Howell seconded by Mr. Sacchi, with all in favor, the meeting was adjourned at 11:31 am. 3-0

Brian Lamb
District Manager

Richard Sacchi
Chairperson

Tenth Order of Business

10B

Northridge Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 15,000
TOTAL ASSETS	\$ 15,000

<u>FUND BALANCES</u>	
Unassigned:	15,000
TOTAL FUND BALANCES	15,000

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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>				
Developer Contribution	\$ 388,275	\$ 15,000	\$ (373,275)	3.86%
TOTAL REVENUES	388,275	15,000	(373,275)	3.86%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Construction	6,100	-	6,100	0.00%
ProfServ-Field Management	12,000	-	12,000	0.00%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Trustee Fees	4,000	-	4,000	0.00%
Assessment Roll	5,000	-	5,000	0.00%
District Counsel	12,500	-	12,500	0.00%
District Engineer	12,500	-	12,500	0.00%
District Management	25,000	-	25,000	0.00%
Accounting Services	17,500	-	17,500	0.00%
Auditing Services	5,500	-	5,500	0.00%
Website Compliance	1,600	-	1,600	0.00%
Mailed Notices - Postage	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	600	-	600	0.00%
Insurance - General Liability	5,000	-	5,000	0.00%
Public Officials Insurance	5,000	-	5,000	0.00%
Insurance -Property & Casualty	28,000	-	28,000	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	3,500	-	3,500	0.00%
Website Administration	1,500	-	1,500	0.00%
Misc. Office	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	165,125	-	165,125	0.00%
<u>Utility Services</u>				
Electricity - Utility Ops	5,000	-	5,000	0.00%
Electricity - Streetlights	50,000	-	50,000	0.00%
Utility - Water & Sewer	12,500	-	12,500	0.00%
Total Utility Services	67,500	-	67,500	0.00%

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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>Maintenance and Landscaping</u>				
Waterway Management	2,500	-	2,500	0.00%
Contracts-Landscape	75,000	-	75,000	0.00%
Contracts-Aquatic Control	10,000	-	10,000	0.00%
Contracts-Trash & Debris Removal	3,500	-	3,500	0.00%
Landscape - Annuals	2,500	-	2,500	0.00%
Landscape Maint. - Mulch/Tree Trimming	5,000	-	5,000	0.00%
Landscape Maintenance	5,000	-	5,000	0.00%
Landscape Replacement-Annuals	5,000	-	5,000	0.00%
Wetland Maintenance	6,500	-	6,500	0.00%
Irrigation Maintenance	7,500	-	7,500	0.00%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Misc-Contingency	3,500	-	3,500	0.00%
Total Maintenance and Landscaping	131,000	-	131,000	0.00%
<u>Amenities</u>				
Contracts-Pools	500	-	500	0.00%
R&M-Stormwater System	1,500	-	1,500	0.00%
R&M-Monument, Entrance & Wall	1,150	-	1,150	0.00%
Sidewalk & Pavement Repair	7,500	-	7,500	0.00%
Access Control Maintenance & Repair	8,500	-	8,500	0.00%
Holiday Decoration	2,500	-	2,500	0.00%
Entry System-Key Fob	500	-	500	0.00%
Miscellaneous Expenses	2,500	-	2,500	0.00%
Total Amenities	24,650	-	24,650	0.00%
TOTAL EXPENDITURES	388,275	-	388,275	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	15,000	15,000	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 15,000		

Northridge CDD

CSOWANI

Statement Date 04/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
04/28/2025		JE000001	Developer Contribution	Developer Funding - Northridge 829, LLC CK 401	15,000.00	15,000.00	0.00
Total Deposits					15,000.00	15,000.00	0.00
Checks							
Total Checks							0.00
Adjustments							
Total Adjustments							0.00
Outstanding Deposits							
Total Outstanding Deposits							

Tenth Order of Business

10C

Tenth Order of Business

10D