

Northridge Community Development District

June 8, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 226 999 845 919 8 PASSCODE: U6Pf7be3

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2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Northridge Community Development District

Board of Supervisors

Richard Sacchi, Chairman
Vacant, Vice Chairperson
Peter Altman, Assistant Secretary
Eric Davidson, Assistant Secretary
Michelle Ramos, Assistant Secretary

District Staff

Bryan Radcliff, District Manager
Vivek K. Babbar, District Counsel
John Mueller, District Engineer
Jennifer Stewart, District Accountant
Kelly Dattler, District Admin

Regular Meeting Agenda

Monday, June 8, 2026, at 11:00 a.m.

The Regular Meeting of the **Northridge Community Development District** will be held on **June 8, 2026 at 11:00 a.m.** at the **SpringHill Suites by Marriott Tampa Suncoast Parkway 16615 Crosspointe Run, Land O' Lakes, FL 34638**. 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:

[Join the meeting now](#)

Meeting ID: 226 999 845 919 8 **Passcode:** U6Pf7be

Dial-in by Phone: +1 (646) 838-1601 **Pin:** 704 376 798#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

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

3. BUSINESS ITEMS

- A. Acceptance of Brian Howell's Resignation
- B. Appointment of Quin Thomas and Administration of Oath of Office
- C. Consideration of Resolution 2026-02; Re-Designating the Officers
- D. Consideration of Resolution 2026-03; Approving a Proposed O&M Budget for FY2026-2027 & Setting a Public Hearing
- E. Consideration of Arbitrage Rebate Counselors, LLC - Proposal for Bond Series 2025 Annual Arbitrage Calculation
- F. Consideration of Transferring General Funds from Truist to Valley Bank
- G. Consideration of Resolution 2026-04; Re-Designating a Qualified Public Depository
- H. Consideration of Non-Exclusive, Revocable Encroachment Agreement
- I. Consideration of Landscape Maintenance Agreement
- J. Ratification of Resolution 2026-01; Removing of the Assistant Treasurer
- K. Ratification of Grau & Associates FY2025 Annual Audit Engagement Letter
- L. Acceptance of FY2025 Annual Audit Report
- M. Annual Notice of Qualified Electors – 0

4. CONSENT AGENDA

- A. Approval of August 11, 2025 Public Hearing & Regular Meeting Minutes
- B. Acceptance of Financials (July 2025 – March 2026)
- C. Acceptance of the Check Registers (July 2025 – March 2026)
- D. Consideration of Operations and Maintenance Report (July 2025 – March 2026)

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

Archived: Tuesday, May 19, 2026 9:47:16 AM
From: [Bryan Radcliff](#)
Sent: Thu, 2 Apr 2026 17:58:46 +0000Authentication
To: [Dattler, Kelly](#)
Subject: Fw: Northridge CDD
Sensitivity: Normal

Kelly,

Please attach this email to the next Northridge agenda for consideration.

Bryan Radcliff | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
(O) 813.873.7300 Ext 330

All invoices should be emailed directly to InframarkCMS@payableslockbox.com

To maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be to the sending party only or to the District Office at (813) 873-7300.

The information contained in this electronic message is confidential, proprietary and intended for the use of the owner of the e-mail address listed as the recipient of this message. If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying of this communication, or unauthorized use is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please delete this electronic message and do not act upon, forward, copy or otherwise disseminate it or its

From: Brian <quailhunting65@gmail.com>
Sent: Thursday, April 2, 2026 1:57 PM
To: Bryan Radcliff <Bryan.Radcliff@inframark.com>
Subject: Northridge CDD

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Dear Bryan,

Please accept this email as my notice to resign from the cdd board effective today (4/2/26). I wish you and the district the best moving forward.

Sincerely,

Brian Howell

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

(Title of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words “so help me God.” See § 92.52, Fla. Stat.]

Signature

Sworn to and subscribed before me by means of ___ physical presence or
___ online notarization, this ___ day of _____, _____.

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

Street or Post Office Box

Print Name

City, State, Zip Code

Signature

RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF THE
NORTHRIDGE COMMUNITY DEVELOPMENT
DISTRICT AND PROVIDING FOR AN EFFECTIVE
DATE.**

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

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “**Board**”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown to wit:

_____	Chairman
_____	Vice Chairman
_____	Secretary
_____	Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8TH DAY OF JUNE, 2026.

ATTEST:

**NORTHRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; 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, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**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 Monday, August 10, 2026, at 11:00 a.m. at the Springhill Suites located at 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 June 8, 2026.

Attested By:

**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 2026/2027



Northridge
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

JUNE 8, 2026

CLEAR PARTNERSHIPS



OPERATING BUDGET

General Fund

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Series 2025

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SUPPORTING BUDGET SCHEDULE

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Northridge

Community Development District

Operating Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$97.00	\$0.00	\$97.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$942,446.81
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$37,697.87
Developer Contribution	\$852,150.00	\$30,000.00	\$822,150.00	\$852,150.00	0%	\$0.00
TOTAL REVENUES	\$852,150.00	\$30,097.00	\$822,150.00	\$852,247.00	0%	\$904,748.94

EXPENDITURES

Financial & Administrative

Supervisor Fees	\$12,000.00	\$0.00	\$12,000.00	\$12,000.00	0%	\$12,000.00
District Management	\$25,000.00	\$10,417.00	\$14,583.00	\$25,000.00	0%	\$25,000.00
Accounting Services	\$17,500.00	\$7,292.00	\$10,208.00	\$17,500.00	0%	\$17,500.00
District Engineer	\$15,000.00	\$0.00	\$15,000.00	\$15,000.00	0%	\$15,000.00
District Counsel	\$12,500.00	\$898.00	\$11,602.00	\$12,500.00	0%	\$12,500.00
Assessment Roll	\$5,000.00	\$2,083.00	\$2,917.00	\$5,000.00	0%	\$5,000.00
Financial & Revenue Collections	\$5,000.00	\$2,083.00	\$2,917.00	\$5,000.00	0%	\$5,000.00
Auditing Services	\$5,500.00	\$0.00	\$5,500.00	\$5,500.00	0%	\$5,500.00
Field Management	\$15,000.00	\$0.00	\$15,000.00	\$15,000.00	0%	\$12,000.00
Construction Accounting	\$6,100.00	\$0.00	\$6,100.00	\$6,100.00	0%	\$6,100.00
Rental and Leases	\$600.00	\$163.00	\$437.00	\$600.00	0%	\$600.00
Dissemination Agent/Reporting	\$7,000.00	\$2,083.00	\$4,917.00	\$7,000.00	0%	\$5,000.00
Trustees Fees	\$9,500.00	\$0.00	\$9,500.00	\$9,500.00	0%	\$9,500.00
Postage, Phone, Faxes, Copies	\$500.00	\$1.00	\$499.00	\$500.00	0%	\$500.00
Mailings	\$200.00	\$0.00	\$200.00	\$200.00	0%	\$200.00
Legal Advertising	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	0%	\$3,500.00
Bank Fees	\$200.00	\$799.00	\$0.00	\$799.00	300%	\$200.00
Dues, Licenses & Fees	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Onsite Office Supplies	\$100.00	\$0.00	\$100.00	\$100.00	0%	\$100.00
Website Admin Services	\$1,500.00	\$625.00	\$875.00	\$1,500.00	0%	\$1,500.00
Website ADA Compliance	\$1,600.00	\$1,613.00	\$0.00	\$1,613.00	1%	\$3,600.00
ProfServ - Info Technology	\$600.00	\$0.00	\$600.00	\$600.00	0%	\$600.00
Misc Admin	\$325.00	\$0.00	\$325.00	\$325.00	0%	\$325.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$18,848.94
Total Administrative	\$144,400.00	\$28,232.00	\$116,780.00	\$145,012.00	0%	\$160,248.94

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Insurance						
General Liability	\$9,500.00	\$2,915.00	\$6,585.00	\$9,500.00	0%	\$3,500.00
Public Officials Insurance	\$7,500.00	\$2,385.00	\$5,115.00	\$7,500.00	0%	\$2,750.00
Property & Casualty Insurance	\$28,000.00	\$0.00	\$28,000.00	\$28,000.00	0%	\$6,500.00
Total Insurance	\$45,000.00	\$5,300.00	\$39,700.00	\$45,000.00	0%	\$12,750.00
Electric & Utility Services						
Water/Waste	\$18,500.00	\$0.00	\$18,500.00	\$18,500.00	0%	\$18,500.00
Electric Utility Services	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	0%	\$25,000.00
Street Lights	\$180,000.00	\$0.00	\$180,000.00	\$180,000.00	0%	\$180,000.00
Telephone, Cable and Internet	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,500.00
Total Electric & Utility Services	\$223,500.00	\$0.00	\$223,500.00	\$223,500.00	0%	\$225,000.00
Landscape and Pond Maintenance						
Landscape Maintenance - Contract	\$247,500.00	\$0.00	\$247,500.00	\$247,500.00	0%	\$247,500.00
Landscaping - R&M	\$15,000.00	\$0.00	\$15,000.00	\$15,000.00	0%	\$15,000.00
Landscaping - Mulch	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00	0%	\$7,500.00
Landscaping - Annuals	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	0%	\$8,000.00
Landscaping - Plant Replacement Program	\$18,750.00	\$0.00	\$18,750.00	\$18,750.00	0%	\$18,750.00
Irrigation Maintenance	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00	0%	\$7,500.00
Aquatics - Contract	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$20,000.00
Debris Cleanup	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	0%	\$3,500.00
Wildlife Control	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	0%	\$3,500.00
Total Landscape and Pond Maintenance	\$311,250.00	\$0.00	\$311,250.00	\$311,250.00	0%	\$331,250.00
Amenities						
Pool Monitor	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	0%	\$30,000.00
Pool Maintenance - Contract	\$15,000.00	\$0.00	\$15,000.00	\$15,000.00	0%	\$15,000.00
Pool Treatments & Other R&M	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Janitorial - Contract	\$12,000.00	\$0.00	\$12,000.00	\$12,000.00	0%	\$12,000.00
Janitorial - Supplies/Other	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Amenity Pest Control	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	0%	\$1,200.00
Amenity R&M	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	0%	\$6,000.00
Amenity Camera R&M	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	0%	\$1,500.00
Amenity Furniture R&M	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Access Control R&M	\$8,500.00	\$0.00	\$8,500.00	\$8,500.00	0%	\$8,500.00
Garbage Dumpster - Rental/Collection	\$2,400.00	\$0.00	\$2,400.00	\$2,400.00	0%	\$2,400.00
Amenity Pest Control	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	0%	\$1,200.00
Stormwater System R&M	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Annual Stormwater Report	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Security Monitoring Services	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	0%	\$1,200.00
Key Card Distribution	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Dog Waste Station Service and Supplies	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	0%	\$1,500.00
Entrance Monuments, Gates, Walls R&M	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Sidewalk, Pavement, Signage R&M	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00	0%	\$7,500.00

Northridge

Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
Holiday Decorations	\$12,000.00	\$0.00	\$12,000.00	\$12,000.00	0%	\$12,000.00
Facility A/C & Heating Maintenance & Repair	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Playground Equipment	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
MISC	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$50,000.00
Total Amenities	\$128,000.00	\$0.00	\$128,000.00	\$128,000.00	0%	\$175,500.00
TOTAL EXPENDITURES	\$852,150.00	\$33,532.00	\$819,230.00	\$852,762.00	0%	\$904,748.94
Net change in fund balance		-\$3,435.00	\$2,920.00	-\$515.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$12,070.00	\$12,070.00	\$0.00	\$12,070.00	0%	\$11,555.00
FUND BALANCE, ENDING	\$12,070.00	\$8,635.00	\$2,920.00	\$11,555.00	-4%	\$11,555.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

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

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

EXPENDITURES

Financial and Administrative

Supervisor Fees

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

District Management

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

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Website Administration

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

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

District Counsel

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

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

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

Postage, Phone, Faxes, Copies

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

Legal Advertising

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

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Meeting Expense

Cost for any additional meetings or meeting space rental.

Prof Services – Information Technology

Costs related to information technology and storage of files for the District.

Miscellaneous-Assessment Collection Costs

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

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its bonds.

Dissemination Services

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Insurance

Insurance-General Liability

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

Public Officials Insurance

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

Property & Casualty Insurance

The District property and casualty insurance policy allows for projected increases in the premium.

Budget Narrative
Fiscal Year 2027

Utility Services

Waste/Water Services

Utility expenses waste or water throughout the District

Electric Utility Services

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

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Telephone/Cable/Internet Services

Utility expenses for onsite telephone, fax or internet services.

Amenity

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Services & Supplies

Cost of janitorial labor and supplies for CDD Facilities.

R&M - Facility

Cost of repairs and regular maintenance of CDD amenities

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Pool Monitor

Cost of labor for onsite pool monitor for the District.

Pool Maintenance

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance as well as any repairs and maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity Camera R&M

Cost of camera system repairs and maintenance.

Budget Narrative
Fiscal Year 2027

Amenity (continued)

Amenity Furniture R&M

Cost of amenity furniture as well as any repairs and maintenance for furniture.

Garbage Dumpster

Cost of Districts garbage dumpster service

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Key Card Distribution

Cost of Districts key card purchase for distribution to residents.

Holiday Decorations

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

Miscellaneous

All other miscellaneous costs not otherwise specified above.

Landscape and Pond Maintenance

Landscape Maintenance - Contract

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

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping - Mulch

Cost of mulch expenses throughout the District.

Landscaping - Annuals

Cost of annual replacement of plants and trees.

Landscaping – Plant Replacement

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

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

Aquatic Maintenance

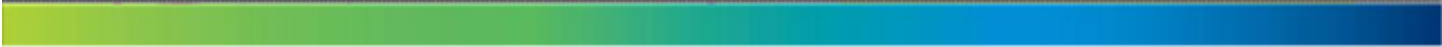
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Debris Cleanup

Cost of clean up throughout the District from storms or various other reasons.

Wildlife Control

Cost of wildlife expenses throughout the District.



Northridge

Community Development District

Debt Service Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
 Fiscal Year 2027 Budget
 Series 2025 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$23,341.00	\$0.00	\$23,341.00	0%	\$0.00
Special Assmnts- Tax Collector	\$992,400.00	\$0.00	\$992,400.00	\$992,400.00	0%	\$992,400.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$39,696.00
TOTAL REVENUES	\$992,400.00	\$23,341.00	\$992,400.00	\$1,015,741.00	2%	\$952,704.00
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$19,848.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$19,848.00
<i>Debt Service</i>						
Principal Debt Retirement	\$255,000.00	\$0.00	\$255,000.00	\$255,000.00	0%	\$255,000.00
Principal Debt Retirement - Special Call	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest Expense	\$1,000,154.00	\$449,611.00	\$550,543.00	\$1,000,154.00	0%	\$1,089,485.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Debt Service	\$1,255,154.00	\$449,611.00	\$805,543.00	\$1,255,154.00	0%	\$1,344,485.00
TOTAL EXPENDITURES	\$1,255,154.00	\$449,611.00	\$805,543.00	\$1,255,154.00		\$1,364,333.00
Excess (deficiency) of revenues Over (under) expenditures						
	-\$262,754.00	-\$426,270.00	\$186,857.00	-\$239,413.00	-9%	-\$411,629.00
OTHER FINANCING SOURCES (USES)						
Operating Transfers - Out	\$0.00	-\$20,305.00	\$0.00	-\$20,305.00	0%	\$0.00
Contribution to (Use of) Fund Balance	-\$262,754.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
TOTAL OTHER SOURCES (USES)	-\$262,754.00	-\$20,305.00	\$0.00	-\$20,305.00		\$0.00
Net change in fund balance		-\$446,575.00	\$186,857.00	-\$259,718.00	0%	-\$411,629.00
FUND BALANCE, BEGINNING	\$1,806,905.00	\$1,806,905.00	\$0.00	\$1,806,905.00	0%	\$1,547,187.00
FUND BALANCE, ENDING	\$1,544,151.00	\$1,360,330.00	\$186,857.00	\$1,547,187.00	0%	\$1,135,558.00
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2025 Bonds	n/a	\$19,000,000	\$18,745,000			\$18,480,000

SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025

Debt Service Date	Principal Due	Interest Due	Total Payment	Ending Balance
11/01/2025	\$0.00	\$449,610.73	\$449,610.73	\$19,000,000.00
05/01/2026	\$255,000.00	\$550,543.75	\$805,543.75	\$18,745,000.00
11/01/2026	\$0.00	\$544,742.50	\$544,742.50	\$18,745,000.00
05/01/2027	\$265,000.00	\$544,742.50	\$809,742.50	\$18,480,000.00
11/01/2027	\$0.00	\$538,713.75	\$538,713.75	\$18,480,000.00
05/01/2028	\$280,000.00	\$538,713.75	\$818,713.75	\$18,200,000.00
11/01/2028	\$0.00	\$532,343.75	\$532,343.75	\$18,200,000.00
05/01/2029	\$295,000.00	\$532,343.75	\$827,343.75	\$17,905,000.00
11/01/2029	\$0.00	\$525,632.50	\$525,632.50	\$17,905,000.00
05/01/2030	\$305,000.00	\$525,632.50	\$830,632.50	\$17,600,000.00
11/01/2030	\$0.00	\$518,693.75	\$518,693.75	\$17,600,000.00
05/01/2031	\$320,000.00	\$518,693.75	\$838,693.75	\$17,280,000.00
11/01/2031	\$0.00	\$509,493.75	\$509,493.75	\$17,280,000.00
05/01/2032	\$340,000.00	\$509,493.75	\$849,493.75	\$16,940,000.00
11/01/2032	\$0.00	\$499,718.75	\$499,718.75	\$16,940,000.00
05/01/2033	\$360,000.00	\$499,718.75	\$859,718.75	\$16,580,000.00
11/01/2033	\$0.00	\$489,368.75	\$489,368.75	\$16,580,000.00
05/01/2034	\$385,000.00	\$489,368.75	\$874,368.75	\$16,195,000.00
11/01/2034	\$0.00	\$478,300.00	\$478,300.00	\$16,195,000.00
05/01/2035	\$405,000.00	\$478,300.00	\$883,300.00	\$15,790,000.00
11/01/2035	\$0.00	\$466,656.25	\$466,656.25	\$15,790,000.00
05/01/2036	\$430,000.00	\$466,656.25	\$896,656.25	\$15,360,000.00
11/01/2036	\$0.00	\$454,293.75	\$454,293.75	\$15,360,000.00
05/01/2037	\$455,000.00	\$454,293.75	\$909,293.75	\$14,905,000.00
11/01/2037	\$0.00	\$441,212.50	\$441,212.50	\$14,905,000.00
05/01/2038	\$480,000.00	\$441,212.50	\$921,212.50	\$14,425,000.00
11/01/2038	\$0.00	\$427,412.50	\$427,412.50	\$14,425,000.00
05/01/2039	\$510,000.00	\$427,412.50	\$937,412.50	\$13,915,000.00
11/01/2039	\$0.00	\$412,750.00	\$412,750.00	\$13,915,000.00
05/01/2040	\$540,000.00	\$412,750.00	\$952,750.00	\$13,375,000.00
11/01/2040	\$0.00	\$397,225.00	\$397,225.00	\$13,375,000.00
05/01/2041	\$575,000.00	\$397,225.00	\$972,225.00	\$12,800,000.00
11/01/2041	\$0.00	\$380,693.75	\$380,693.75	\$12,800,000.00
05/01/2042	\$605,000.00	\$380,693.75	\$985,693.75	\$12,195,000.00
11/01/2042	\$0.00	\$363,300.00	\$363,300.00	\$12,195,000.00
05/01/2043	\$640,000.00	\$363,300.00	\$1,003,300.00	\$11,555,000.00
11/01/2043	\$0.00	\$344,900.00	\$344,900.00	\$11,555,000.00
05/01/2044	\$680,000.00	\$344,900.00	\$1,024,900.00	\$10,875,000.00
11/01/2044	\$0.00	\$325,350.00	\$325,350.00	\$10,875,000.00
05/01/2045	\$720,000.00	\$325,350.00	\$1,045,350.00	\$10,155,000.00
11/01/2045	\$0.00	\$304,650.00	\$304,650.00	\$10,155,000.00
05/01/2046	\$765,000.00	\$304,650.00	\$1,069,650.00	\$9,390,000.00
11/01/2046	\$0.00	\$281,700.00	\$281,700.00	\$9,390,000.00
05/01/2047	\$810,000.00	\$281,700.00	\$1,091,700.00	\$8,580,000.00
11/01/2047	\$0.00	\$257,400.00	\$257,400.00	\$8,580,000.00
05/01/2048	\$860,000.00	\$257,400.00	\$1,117,400.00	\$7,720,000.00
11/01/2048	\$0.00	\$231,600.00	\$231,600.00	\$7,720,000.00
05/01/2049	\$915,000.00	\$231,600.00	\$1,146,600.00	\$6,805,000.00
11/01/2049	\$0.00	\$204,150.00	\$204,150.00	\$6,805,000.00
05/01/2050	\$970,000.00	\$204,150.00	\$1,174,150.00	\$5,835,000.00
11/01/2050	\$0.00	\$175,050.00	\$175,050.00	\$5,835,000.00
05/01/2051	\$1,030,000.00	\$175,050.00	\$1,205,050.00	\$4,805,000.00
11/01/2051	\$0.00	\$144,150.00	\$144,150.00	\$4,805,000.00
05/01/2052	\$1,095,000.00	\$144,150.00	\$1,239,150.00	\$3,710,000.00
11/01/2052	\$0.00	\$111,300.00	\$111,300.00	\$3,710,000.00
05/01/2053	\$1,165,000.00	\$111,300.00	\$1,276,300.00	\$2,545,000.00
11/01/2053	\$0.00	\$76,350.00	\$76,350.00	\$2,545,000.00
05/01/2054	\$1,235,000.00	\$76,350.00	\$1,311,350.00	\$1,310,000.00
11/01/2054	\$0.00	\$39,300.00	\$39,300.00	\$1,310,000.00
05/01/2055	\$1,310,000.00	\$39,300.00	\$1,349,300.00	\$0.00
Total	\$19,000,000.00	\$21,953,056.98	\$40,953,056.98	

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.



Northridge

Community Development District

Supporting Budget Schedule

FY 2027



**Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2027**

ASSESSMENT ALLOCATION

Product	Units	O&M Assessment (1)				Debt Service Series 2025				Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change
35'	132	\$997.15	\$1,070.31	-\$73.16	-7%	\$1,050.00	\$1,050.00	\$0.00	0%	\$2,047.15	\$2,120.31	-\$73.16
40'	284	\$1,139.60	\$1,223.21	-\$83.61	-7%	\$1,200.00	\$1,200.00	\$0.00	0%	\$2,339.60	\$2,423.21	-\$83.61
50'	342	\$1,424.50	\$1,529.01	-\$104.51	-7%	\$1,500.00	\$1,500.00	\$0.00	0%	\$2,924.50	\$3,029.01	-\$104.51
	758											

ASSESSMENT INCREASE ANALYSIS

Product	Units	Assessment Increase			Change
		Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase	
35'	132	\$0.00	0%	\$0.00	n/a
40'	284	\$0.00	0%	\$0.00	n/a
50'	342	\$0.00	0%	\$0.00	n/a
Total	758	\$0.00	<i>Collection costs included</i>		

Notations

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

ASSESSMENT TREND ANALYSIS - GENERAL FUND			
	FY 2027	FY 2026	FY 2025
	\$997.15	\$1,070.31	\$837.77
	\$1,139.60	\$1,223.21	\$957.45
	\$1,424.50	\$1,529.01	\$1,196.81

Arbitrage Rebate Counselors, LLC
Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

Northridge Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – Northridge CDD – \$19,000,000 Special Assessment Bonds, Series 2025 (Series 2025 Project) (the “2025 Series”)

Dear Northridge Community Development District:

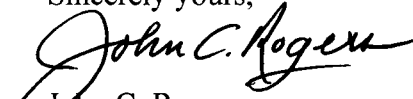
Arbitrage Rebate Counselors hereby contracts with Northridge Community Development District to provide annual arbitrage calculations for the above-referenced 2025 Series.

The annual arbitrage calculations for the 2025 Series will cover the one-year period June 4, 2025 to June 4, 2026, and each successive one-year period thereafter ending on June 4th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2025 Series is \$400.00. Northridge CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE, OR REGULATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “Board”) is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and has been designated by the State Chief Financial Officer as a qualified public depository; and

WHEREAS, the District has furnished to the Chief Financial Officer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

WHEREAS, the Board, having appointed a Treasurer and other officers, is in a position to select a new public depository and to comply with the requirements for public depositors; and

WHEREAS, the Board wishes to re-designate a public depository for District funds.

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

SECTION 1. Valley Bank, is hereby designated as the public depository for funds of the District.

SECTION 2. In accordance with Section 280.17(2), *Florida Statutes*, the District’s Secretary is hereby directed to take the following steps:

- A.** Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.
- B.** Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgement of receipt on the form from the qualified public depository at the time of opening the account.
- C.** Maintain the current public deposit identification and acknowledgement form as a valuable record.

SECTION 3. The District’s Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish the Chief Financial Officer annually, not later than November 30th of each year, the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.

SECTION 4. The Chair, Vice-Chair, Treasurer, Assistant Treasurer, Secretary, and Assistant Secretaries are hereby designated as authorized signatories for the operating bank accounts of the District.

SECTION 5. The District Manager, Treasurer, and/or Assistant Treasurer are hereby authorized on behalf of the District to execute and deliver any and all other financial reports required by any other rule, statute, law, ordinance or regulation.

SECTION 6. This Resolution shall take effect on June 8, 2026.

PASSED AND ADOPTED THIS 8TH DAY OF JUNE, 2026.

ATTEST: NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

Name: _____
Title: Secretary / Assistant Secretary

Name: _____
Title: Chairperson / Vice Chairperson

This instrument was prepared by and upon recording should be returned to:

Cari Allen Webster, Esq
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606

[space above for recording purposes]

NON-EXCLUSIVE, REVOCABLE ENCROACHMENT AGREEMENT

THIS NON-EXCLUSIVE, REVOCABLE ENCROACHMENT AGREEMENT (“Agreement”) is executed as of _____, 2026, by and between the **NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (hereinafter, the “**District**”) and **NORTHRIDGE 829, LLC**, whose mailing address is 1409 Tech Boulevard, Ste 1, Tampa, Florida 33619, together with their respective heirs, successors, and assigns (hereinafter “**Owners,**” or individually, “**Owner**”).

WITNESSETH

WHEREAS, Owners currently own single-family lots within the District as described in **Exhibit A** attached hereto (“**Owner’s Property**”); and

WHEREAS, the District owns, operates, and maintains certain real property located within the District described in **Exhibit B** attached hereto (“**District Property**”) which abuts Owner’s Property; and

WHEREAS, Owners desire the ability to construct fencing improvements along the side boundary lot lines of Owner’s Property (“**Fence Improvements**”), which Fence Improvements will encroach into a portion of the District Property and connect to the existing fencing improvements along the back lot line of Lots 308 through 326, Northridge Estates – Phase 1, 2 and Commercial, according to the Plat, and the Owners requested that the District consent to such encroachment to facilitate construction of the Fence Improvements, all as more particularly depicted in **Exhibit C** (“**Encroachment Area**”); and

WHEREAS, the District has agreed to consent to the installation of the Fence Improvements within the Encroachment Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements provided herein, and for other valuable and good consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the District and Owners agree as follows:

1. RECITALS. The recitals stated above are true and correct and are incorporated herein by this reference and form a material part of this Agreement.

2. PERMISSION. The District grants to Owners, and Owners’ heirs, successors, assigns and permittees, the right, privilege and permission to construct, operate and maintain Fence

Improvements as more particularly depicted in **Exhibit C** attached hereto, subject to the terms of this Agreement.

3. OWNERS' RESPONSIBILITIES. Owners shall have the following responsibilities as a condition of the District's consent to Owners' installation, operation and maintenance of the Fence Improvements in the Encroachment Area. Failure to comply with any of the following responsibilities shall constitute a material breach of this Agreement and grounds for immediate revocation of the permission granted herein. Specifically, Owners shall:

(a) be fully responsible for the installation, operation and maintenance of the Fence Improvements;

(b) maintain liability insurance covering any injuries or damages that may occur as a result of the Fence Improvements

(c) obtain any and all applicable permits and approvals relating to Fence Improvements including, but not limited to, any approvals by the Northridge Owners' Association Inc. a Florida not for profit corporation, pursuant to its covenants and restrictions, as well as any other necessary legal interests and approvals. The District does not represent that the District has authority to provide all necessary approvals for the installation of the Fence Improvements;

(d) ensure that the installation, operation and maintenance of the Fence Improvements are conducted in compliance with all applicable laws, including but not limited to, building codes, set-back requirements and other applicable laws, rules, ordinances and codes;

(e) ensure that the installation, operation and maintenance of the Fence Improvements does not damage any of the District Property or any third-party's property, and, in the event of any such damage, Owners shall immediately repair the damage or compensate the District for such repairs, at the District's sole option;

(f) maintain all existing grass within the Encroachment Area in good condition, including regular mowing, watering, and general upkeep, and ensure that no other improvements are constructed, installed, or placed within the Encroachment Area, including but not limited to trees, shrubs, flowers, garden beds, fencing (other than the Fence Improvements expressly permitted herein), pavers, concrete, gravel, or similar landscaping or hardscaping improvements. Even if the Owners of a particular lot elect not to construct Fence Improvements, those Owners shall remain responsible for maintenance of the portion of the Encroachment Area lying between the extensions of that lot's side lot lines;

(g) upon completion of the installation, continue to operate, maintain and repair the Fence Improvements in good condition. In the event Owners' Fence Improvements are shared by an adjacent property owner, Owners and the adjacent property owner shall be jointly and severally liable for operation, maintenance and repairs of the Fence Improvements; and

(h) keep the Encroachment Area free from any materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of the Owners' exercise of rights under this Agreement, and Owners shall immediately discharge any such claim or lien.

4. REMOVAL AND/OR REPLACEMENT OF FENCE IMPROVEMENTS. The privilege and permission granted herein is given to Owners as an accommodation and is revocable at any time in the District's sole and absolute discretion, with or without cause. Owners acknowledge the legal interest of the District in the District Property described above and agree never to deny such interest or to interfere in any way with the District's use of the same. Owners shall exercise the privilege granted herein at Owners' own risk, and agree that Owners shall never claim any damages against the District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Owners further acknowledge that, upon reasonable written notice (which shall be no less than thirty (30) days except in the case of emergency, in which case no prior notice shall be required), the District may remove all, or any portion or portions, of the Fence Improvements, at Owners' expense, in order to repair or maintain the District Property or for any other purpose determined necessary by the District in its sole discretion, and that the District is not obligated to re-install the Fence Improvements to their original location and is not responsible for any loss or damage to the Fence Improvements, or their supporting structure, as a result of such removal.

5. INDEMNIFICATION. Owners hereby agree to defend, indemnify, and hold harmless the District and its officers, supervisors, agents, employees, successors, assigns, members, affiliates, and representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with this Agreement or the Fence Improvements, including but not limited to any claims arising from the installation, operation, maintenance, repair, or removal of the Fence Improvements, as well as any litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Owners to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Owners as jointly liable parties; however, Owners shall indemnify the District for any and all percentage of fault attributable to Owners for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Owners further agree that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

6. COVENANTS RUN WITH THE LAND. This Agreement and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but not limited to, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owners" is used herein, it shall be deemed to mean the current owners of Owner's Property and their successors and assigns. Upon the sale of Owner's Property, the Owners shall advise the subsequent owners of the terms and conditions of this Agreement.

7. **AMENDMENTS.** Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties, and recorded in the Official Records of Pasco County, Florida.

8. **SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

9. **TERMINATION.** This Agreement may be terminated: (a) by the District at any time, in its sole and absolute discretion, upon thirty (30) days' written notice to Owners; (b) immediately upon the District's determination that Owners have breached any term or condition of this Agreement; or (c) upon the written request of Owners, subject to the District's approval and Owners' removal of all Fence Improvements at Owners' sole cost and expense. Upon termination, Owners shall, at Owners' sole cost and expense, remove the Fence Improvements and restore the Encroachment Area to its original condition within thirty (30) days, unless otherwise directed by the District. Sections 7 (Indemnification), 8 (Covenants Run with the Land), 10 (Sovereign Immunity), and 12 (Enforcement) shall survive termination of this Agreement.

10. **ENFORCEMENT.** In the event of any litigation pertaining to this Agreement, the permission herein granted, the rights, duties, obligations or liabilities of the parties hereto, and the enforcement of any rights hereunder or the interpretation of any provision hereof, the substantially prevailing party in such litigation shall be entitled to recover its reasonable attorneys' fees, paralegal fees, court costs, and associated expenses from the other party, whether incurred before, during, or after trial, appellate proceedings, settlement, mediation, or negotiations.

11. **APPLICABLE LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Pasco County, Florida.

12. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[Signatures on the following pages]

IN WITNESS WHEREOF, THIS AGREEMENT has been executed by the parties on the date and year first written above:

Signed, sealed and delivered
in the presence of:

**NORTHRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Witness:

By: _____
Address: _____

Chair/Vice Chair, Board of Supervisors

Witness:

By: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____ 2026, by _____, as _____ of the Northridge Community Development District. He/she is personally known to me or has produced _____ as identification.

[Seal of Notary Public]

Name: _____
My Commission Expires: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

Signed, sealed and delivered
in the presence of:

NORTHRIDGE 829, LLC

Witness:

Lori P. Katzman
By: *Lori P. Katzman*
Address: 1409 Tech Blvd., Suite 1
Tampa, FL 33619

[Signature]
Joseph C. LaFace, Manager

Witness:

[Signature]
By: *Michelle Lynn Ramos*
Address: 1409 Tech Blvd., Suite 1
Tampa, FL 33619

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this 11th day of May, 2026, by Joseph C. LaFace, as Manger of
Northridge 829, LLC, a Florida limited liability company. He/She is personally known to me
or has produced _____ as identification.

[Seal of Notary Public]

[Signature]
Name: _____
My Commission Expires: _____



Exhibit A

Lots 427 through 446, Northridge Estates – Phase 1, 2 and Commercial, according to the plat recorded in Plat Book 101, Pages 29-40, in the Official Records of Pasco County, Florida

Exhibit B

Tract B-5, Northridge Estates – Phase 1, 2 and Commercial, according to the plat recorded in Plat Book 101, Pages 29-40, in the Official Records of Pasco County, Florida

Exhibit C

Encroachment Area and Proposed Fence Improvements



Landscape Maintenance Contract

Steadfast
 Maintenance Division
 30435 Commerce Drive, Suite 102
 San Antonio, FL 33576
 844-347-0702
 maint@steadfastalliance.com

Northridge CDD

County Line Rd / Ashwell Ridge Ln \ Spring Hill, FL 34609

May 2026
 Northridge CDD
 C/O Inframark Community Mgmt
 2005 Pan Am Circle
 Tampa, FL 33607
Attn: Bryan Radcliff

We appreciate the opportunity to present this proposal to show how Steadfast will enhance the quality of your landscape. Our team is committed to integrating the specific landscape needs of your property within your service and budget considerations.

We hereby propose the following for your review:

Landscape Maintenance Program

Common Area

Service	Price Per Month	Price Per Year
General Maintenance Services	\$5,775.00	\$69,300.00
Irrigation Inspections	\$125.00	\$1,500.00
Fertilization Plan	\$165.00	\$1,980.00
Total	\$6,065.00	\$72,780.00

Additional Services

Estimate for service(s) available upon request.

Service	Estimated # of Units	Price per Unit Installed
Mulch	TBD	\$60.00 per yard*
Annuals	TBD	\$2.75 per 4" plant*
Tree Trimming (above 10')	TBD	\$TBD
Top Choice (annual fire ant program)	TBD	\$TBD
Mow DRA basin floor	TBD	\$TBD

*Estimated price for additional services subject to change due to fluctuations in cost of goods sold.

Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the landscape appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC., DBA Steadfast, hereafter referred to as Landscaper / Contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licenses to be provided if requested by client. Landscaper will also provide workman's compensation and proof thereof employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Landscape Maintenance Program

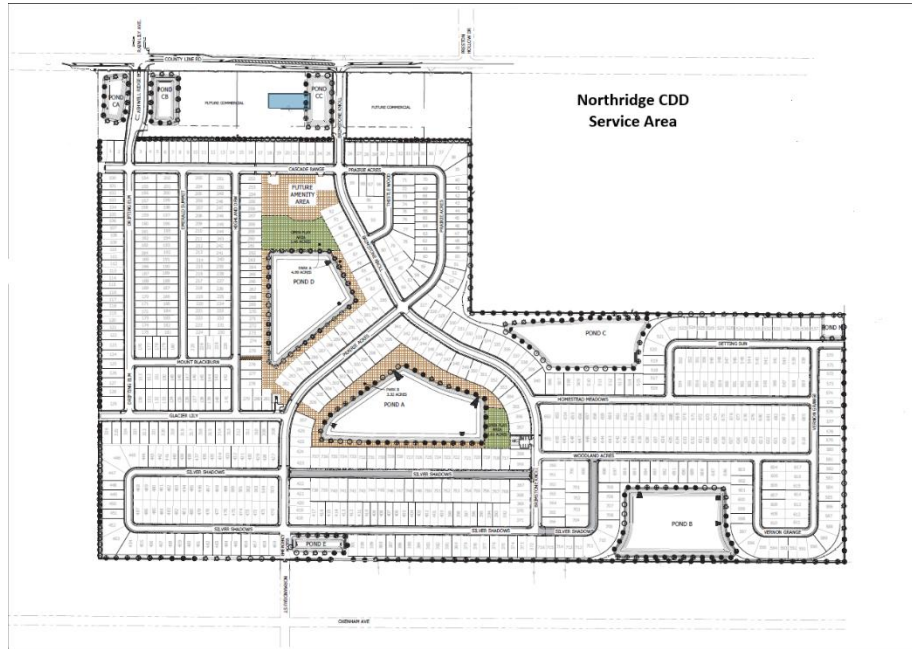
- 1. Mowing:** Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance 42 times per calendar year depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or as needed November through March. Lake banks and retention areas will be mowed to the water's edge. Retention areas too wet for mowing will be mowed once ground is firm enough for normal safe operation.
- 2. Turf Trimming:** Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed eaters. When weed eating, a continuous cutting height will be maintained to prevent scalping.
- 3. Edging:** All turf edges of walks, curbs, and driveways shall be performed every mowing. A soft edge of all bed areas will be performed every other mowing; power edging will be used for this purpose. Weed eater may be used only in areas not accessible to power edger.
- 4. Pruning:** Tree Management Program – All Hardwood trees to be pruned for safety clearance of eye level branches up to 8' eight feet monthly (12 times per year). All palms to be pruned up to 12' twelve feet for low hanging fronds or seedpods monthly (12 times per year). Palms and Hardwoods to be pruned with a pole saw from a flat-footed, on the ground. Trees located within a right-of-way ("R/W") shall be maintained as detailed on each "R/W" planting plan. Trees located within the "R/W" shall be maintained as such that fronds do not fall onto the roadway and / or bike path. Pruning of Sabal Palms is not included within this maintenance contract. Tree pruning within the maintenance specification does not provide for ladder work or structural pruning of any kind. Tree pruning services may be provided for an additional charge.
- 5. Pest Control and Fertilization:** Fertilization of St Augustine and Bermuda Turf shall be performed six (6) times per year. Shrubs and ground covers will be inspected four (4) times per year and fertilized at rates designed to address site-specific nutritional needs. Trees will be fertilized two (2) times per year at rates designed to address site-specific nutritional needs. All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the year. We employ an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as needed basis. Plants will be monitored, and issues addressed as necessary to effectively control insect infestations and disease as environmental, horticultural, and weather conditions permit.
- 6. Irrigation:** Irrigation System Inspection: Throughout the contract, all irrigation zones throughout the turf areas and planting beds shall be inspected once a month to ensure proper operation. Repairs will be made on a time and materials basis. Contractor is not responsible for turf or plant loss due to water restrictions.
- 7. Weeding:** Weeds will be removed from all plants, tree, and flower beds once a month during the non-growing season and twice a month during the growing season (18x per year) or as necessary to keep beds weed free. Manual (hand pulling) and chemical (herbicides) will be used as control methods.
- 8. Clean-Up:** All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the common areas before each mowing. Trash shall be disposed of offsite.



Landscape Maintenance Contract

Steadfast
Maintenance Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702
maint@steadfastalliance.com

Service Area(s)



Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3% cost of living increase. Either party may cancel this contract, with or without cause, with sixty (60) days written notice, by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.



Landscape Maintenance Contract

Steadfast
Maintenance Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702
maint@steadfastalliance.com

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, 2026.

Client

Steadfast_____

Signature of Representative

Signature of Owner or Agent

Title

Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	

Any special billing requirements or notes?

RESOLUTION 2026-01

**A RESOLUTION REMOVING LEAH POPELKA AS
ASSISTANT TREASURER OF THE NORTHRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

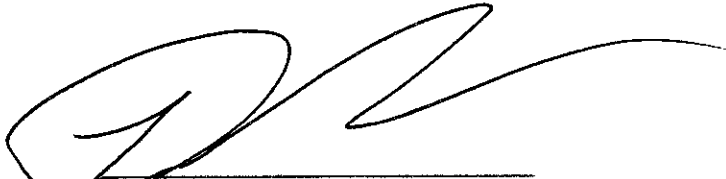
WHEREAS, the Board of Supervisors of the Northridge Community Development District desires to remove Leah Popelka as Assistant Treasurer;

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

1. Leah Popelka is removed as Assistant Treasurer.

PASSED AND ADOPTED THIS 27th DAY OF JANUARY, 2026.

ATTEST:



Secretary / Assistant Secretary

**NORTHRIDGE COMMUNITY
DEVELOPMENT DISTRICT**



Chairman / Vice-Chairman



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

February 18, 2026

To Board of Supervisors
Northridge 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 Northridge Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Northridge Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

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.

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.

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 \$5,500 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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.

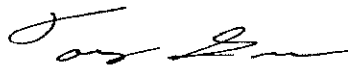
The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective 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 Northridge 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 Northridge Community Development District.

By:  _____

Title: Secretary _____

Date: 2-19-2024 _____



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

**NORTHRIDGE
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE PERIOD FROM INCEPTION FEBRUARY 26, 2025 TO
SEPTEMBER 30, 2025**

**NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Northridge Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, and each major fund of Northridge Community Development District, Pasco County, Florida ("District") as of and for the period from inception February 26, 2025 to September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2025, and the respective changes in financial position thereof for the period from inception February 26, 2025 to September 30, 2025 in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated May 11, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 11, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Northridge Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the period from inception February 26, 2025 to September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Governmental Accounting Standards Board Statement ("GASB") No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management's Discussion and Analysis ("MD&A"). However, because this is the first year of operations of the District, comparative information is excluded in this report. Subsequent reports will include the comparative information.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the period from inception February 26, 2025 to September 30, 2025 resulting in a net position deficit balance of (\$827,365).
- The change in the District's total net position for the period from inception February 26, 2025 to September 30, 2025 was (\$827,365), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental fund reported combined ending fund balance of \$8,421,982, an increase of \$8,421,982. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management) function.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION	
SEPTEMBER 30,	
	<u>2025</u>
Assets, excluding capital assets	\$ 8,422,112
Capital assets, net of depreciation	<u>10,107,500</u>
Total assets	<u>18,529,612</u>
Current liabilities	374,806
Long-term liabilities	<u>18,982,171</u>
Total liabilities	<u>19,356,977</u>
Net Position	
Net investment in capital assets	(2,271,664)
Restricted	1,432,229
Unrestricted	12,070
Total net position	<u>\$ (827,365)</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the period from inception February 26, 2025 to September 30, 2025. The majority of the decrease represents the extent to which the cost of operations exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE PERIOD FROM INCEPTION FEBRUARY 26, 2025 TO SEPTEMBER 30, 2025	
Revenues:	
Program revenues	
Operating grants and contributions	\$ 82,206
Capital grants and contributions	92,173
General revenues	66
Total revenues	<u>174,445</u>
Expenses:	
General government	52,996
Bond issuance costs	573,950
Interest	<u>374,864</u>
Total expenses	<u>1,001,810</u>
Change in net position	(827,365)
Net position - beginning	-
Net position - ending	<u>\$ (827,365)</u>

As noted above and in the statement of activities, the cost of all governmental activities for the period from inception February 26, 2025 to September 30, 2025, was \$1,001,810. The costs of the District's activities were funded primarily by program revenues. Program revenues of the District are comprised of Developer contributions and investment earnings.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception February 26, 2025 to September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$10,107,500 invested in capital assets for its governmental activities. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$19,000,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District anticipates an increase in general operations as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Northridge Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

FINANCIAL STATEMENTS

**NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 6,900
Prepaid items	5,300
Restricted assets:	
Investments	8,409,912
Capital assets:	
Nondepreciable	10,107,500
Total assets	18,529,612
 LIABILITIES	
Accounts payable and accrued expenses	130
Accrued interest payable	374,676
Non-current liabilities:	
Due within one year	255,000
Due in more than one year	18,727,171
Total liabilities	19,356,977
 NET POSITION	
Net investment in capital assets	(2,271,664)
Restricted for debt service	1,432,229
Unrestricted	12,070
Total net position	\$ (827,365)

See notes to the financial statements

**NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION FEBRUARY 26, 2025 TO SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 52,996	\$ 65,000	\$ -	\$ 12,004
Bond issuance costs	573,950	-	-	(573,950)
Interest on long-term debt	374,864	17,206	92,173	(265,485)
Total governmental activities	1,001,810	82,206	92,173	(827,431)
General revenues:				
Unrestricted investment earnings				66
Total general revenues				66
Change in net position				(827,365)
Net position - beginning				-
Net position - ending				\$ (827,365)

See notes to the financial statements

**NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 6,900	\$ -	\$ -	\$ 6,900
Investments	-	1,806,905	6,603,007	8,409,912
Prepays	5,300	-	-	5,300
Total assets	<u>\$ 12,200</u>	<u>\$ 1,806,905</u>	<u>\$ 6,603,007</u>	<u>\$ 8,422,112</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 130	\$ -	\$ -	\$ 130
Total liabilities	<u>130</u>	<u>-</u>	<u>-</u>	<u>130</u>
Fund balances:				
Nonspendable:				
Prepays	5,300	-	-	5,300
Restricted for:				
Debt service	-	1,806,905	-	1,806,905
Capital projects	-	-	6,603,007	6,603,007
Unassigned	6,770	-	-	6,770
Total fund balances	<u>12,070</u>	<u>1,806,905</u>	<u>6,603,007</u>	<u>8,421,982</u>
Total liabilities and fund balances	<u>\$ 12,200</u>	<u>\$ 1,806,905</u>	<u>\$ 6,603,007</u>	<u>\$ 8,422,112</u>

See notes to the financial statements

**NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 8,421,982

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	10,107,500	
Accumulated depreciation	-	10,107,500

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(374,676)	
Bonds payable	(18,982,171)	(19,356,847)
Net position of governmental activities		<u>\$ (827,365)</u>

See notes to the financial statements

**NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE PERIOD FROM INCEPTION FEBRUARY 26, 2025 TO SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Developer contributions	\$ 65,000	\$ -	\$ -	\$ 65,000
Interest income	66	17,206	92,173	109,445
Total revenues	<u>65,066</u>	<u>17,206</u>	<u>92,173</u>	<u>174,445</u>
EXPENDITURES				
Current:				
General government	52,996	-	-	52,996
Debt Service:				
Bond cost of issuance	-	-	573,950	573,950
Capital outlay	-	-	10,107,500	10,107,500
Total expenditures	<u>52,996</u>	<u>-</u>	<u>10,681,450</u>	<u>10,734,446</u>
Excess (deficiency) of revenues over (under) expenditures	12,070	17,206	(10,589,277)	(10,560,001)
OTHER FINANCING SOURCES (USES)				
Interfund Transfers	-	(12,888)	12,888	-
Bond proceeds	-	1,802,587	17,197,413	19,000,000
Bond discount	-	-	(18,017)	(18,017)
Total other financing sources (uses)	<u>-</u>	<u>1,789,699</u>	<u>17,192,284</u>	<u>18,981,983</u>
Net change in fund balances	12,070	1,806,905	6,603,007	8,421,982
Fund balances - beginning	-	-	-	-
Fund balances - ending	<u>\$ 12,070</u>	<u>\$ 1,806,905</u>	<u>\$ 6,603,007</u>	<u>\$ 8,421,982</u>

See notes to the financial statements

**NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION FEBRUARY 26, 2025 TO SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	8,421,982
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.		10,107,500
Governmental funds report debt proceeds as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.		(19,000,000)
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.		18,017
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of original issue discount		(188)
Change in accrued interest		(374,676)
Change in net position of governmental activities	\$	<u>(827,365)</u>

See notes to the financial statements

**NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Northridge Community Development District ("District") was established on February 26, 2025 by the Pasco County Ordinance No. 25-08, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2025, four of the Board members are affiliated with Eisenhower Property Group (the "Developer") and one of the Board members is an employee of the District's contracted management company.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments, including debt service assessments and operations and maintenance assessments are non-ad valorem assessments imposed on all lands located within the District and benefitted by the District's activities. Assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefitted lands within the District. Debt service assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each of the series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government Obligations Fund Class Y	\$ 8,409,912	S&P AAAM	45 days
Total Investments	<u>\$ 8,409,912</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District’s investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the period from inception February 26, 2025 to September 30, 2025, were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ -	\$ 12,888
Capital projects	12,888	-
Total	\$ 12,888	\$ 12,888

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the period from inception February 26, 2025 to September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction-in-progress	\$ -	\$ 10,107,500	\$ -	\$ 10,107,500
Total capital assets, not being depreciated	-	10,107,500	-	10,107,500
Governmental activities capital assets, net	\$ -	\$ 10,107,500	\$ -	\$ 10,107,500

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$42.3 million and is expected to occur in phases. A portion of the project costs is expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities. During the current fiscal year, the District reimbursed the Developer a total of \$10,107,500 for the costs of infrastructure improvements. See Note 11 - Subsequent Events for additional developer transaction subsequent to the fiscal year end.

NOTE 7 – LONG-TERM LIABILITIES

Series 2025

On June 4, 2025, the District issued \$19,000,000 of Special Assessment Bonds, Series 2025 consisting of various Term Bonds with due dates from May 1, 2030 to May 1, 2055 and fixed interest rates ranging from 4.55% to 6.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2026 through May 1, 2055.

The Series 2025 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their stated maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the period from inception February 26, 2025 to September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2025	\$ -	\$ 19,000,000	\$ -	\$ 19,000,000	\$ 255,000
Less: original issue discount	-	(18,017)	(188)	(17,829)	-
Total	\$ -	\$ 18,981,983	\$ (188)	\$ 18,982,171	\$ 255,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 255,000	\$ 1,000,154	\$ 1,255,154
2027	265,000	1,089,485	1,354,485
2028	280,000	1,077,428	1,357,428
2029	295,000	1,064,688	1,359,688
2030	305,000	1,051,265	1,356,265
2031-2035	1,810,000	4,991,150	6,801,150
2036-2040	2,415,000	4,404,650	6,819,650
2041-2045	3,220,000	3,622,937	6,842,937
2046-2050	4,320,000	2,559,000	6,879,000
2051-2055	5,835,000	1,092,300	6,927,300
Total	\$ 19,000,000	\$ 21,953,057	\$ 40,953,057

NOTE 8 – DEVELOPER TRANSACTIONS & CONCENTRATION

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$65,000.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 11 – SUBSEQUENT EVENTS

Developer Transactions

Subsequent to fiscal year end, the District paid the Developer \$3,856,548 for the acquisition of infrastructure improvements.

**NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE PERIOD FROM INCEPTION FEBRUARY 26, 2025 TO SEPTEMBER 30, 2025**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
REVENUES			
Developer contributions	\$ 896,500	\$ 65,000	\$ (831,500)
Interest	-	66	66
Total revenues	896,500	65,066	(831,434)
EXPENDITURES			
Current:			
General government	153,825	52,996	100,829
Maintenance and operations	721,000	-	721,000
Parks and recreation	21,675	-	21,675
Total expenditures	896,500	52,996	843,504
Excess (deficiency) of revenues over (under) expenditures	\$ -	12,070	\$ 12,070
Fund balance - beginning		-	
Fund balance - ending		\$ 12,070	

See notes to required supplementary information

**NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception February 26, 2025 to September 30, 2025.

**NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE PERIOD FROM INCEPTION FEBRUARY 26, 2025 TO SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	2
Employee compensation	\$0
Independent contractor	\$400
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance: not applicable
	Debt Service: not applicable
Special assessments collected	\$0
Outstanding Bonds:	
Series 2025, due May 1, 2055	\$19,000,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Northridge Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Northridge Community Development District, Pasco County, Florida ("District") as of and for the period from inception February 26, 2025 to September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 11, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 11, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Northridge Community Development District
Pasco County, Florida

We have examined Northridge Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the period from inception February 26, 2025 to September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the period from inception February 26, 2025 to September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Northridge Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 11, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Northridge Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Northridge Community Development District, Pasco County, Florida ("District") as of and for the period from inception February 26, 2025 to September 30, 2025, and have issued our report thereon dated May 11, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 11, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Northridge Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Northridge Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 11, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

N/A. First year audit

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

N/A. First year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the period from inception February 26, 2025 to September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the period from inception February 26, 2025 to September 30, 2025.

The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

4. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
5. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
6. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

April 17, 2026

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, 2026.

- Cobblestone Community Development District 410
- Hilltop Point Community Development District 302
- Northridge Community Development District 0
- Vista Walk Community Development District 67

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

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

**MINUTES OF MEETING
NORTHRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of Supervisors of North Park Isle Community Development District was held on Monday August 11, 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
Peter Altman	Assistant Secretary (<i>via phone</i>)

Also present were:

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

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/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments Period

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Recess to Public Hearing

Mr. Radcliff requested the Board recess to Public Hearing.

FOURTH ORDER OF BUSINESS

Public Hearing on Adopting Proposed Operations Budget

A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget

On MOTION by Mr. Howell seconded by Mr. Sacchi, with all in favor, Public Hearing on Adopting Fiscal Year 2026 Proposed Operations Budget, was opened. 4-0
--

B. Staff Presentations

Mr. Radcliff presented the Fiscal Year 2026 Approved Budget along with the Fiscal Year 2026 Alternate version to the Board.

C. Public Comment

There being no members of the public present, the next item followed.

D. Consideration of Resolution 2025-34; Adopting the FY2026 Budget

- 1. Northridge Approved Proposed FY2026 Budget**
- 2. Alternate Northridge FY2026 Budget**

On MOTION by Mr. Howell seconded by Mr. Sacchi, with all in favor, Resolution 2025-34; Adopting the Alternate Northridge Fiscal Year 2026 Budget, as presented, was adopted. 4-0

E. Close Public Hearing on Adopting Fiscal Year 2026 Proposed Budget

On MOTION by Mr. Davidson seconded by Mr. Howell, with all in favor, Public Hearing on Adopting FY2026 Proposed Budget, was closed. 4-0

FIFTH ORDER OF BUSINESS

Recess to Regular Meeting

Mr. Radcliff requested the Board recess to regular meeting.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-35; Levying O&M Assessment for FY2025-2026 Budget (Off-Roll & Funding Agreement)

On MOTION by Mr. Howell seconded by Mr. Sacchi, with all in favor, Resolution 2025-35; Levying O&M Assessment for Fiscal Year 2025-2026 Budget (Off-Roll & Funding Agreement), was adopted. 4-0

B. Consideration of Fiscal Year 2025-2026 Developer Budget Funding Agreement

On MOTION by Mr. Davidson seconded by Mr. Sacchi, with all in favor, FY2025-2026 Developer Budget Funding Agreement, was approved. 4-0

C. Consideration of Resolution 2025-36; Setting the FY2026 Meeting Schedule

The Fiscal Year 2026 CDD Meeting Schedule is as follows:

- October 13, 2025
- November 10, 2025
- December 8, 2025
- January 12, 2026
- February 9, 2026
- March 9, 2026
- April 13, 2026

- May 11, 2026
- June 8, 2026
- July 13, 2026
- August 10, 2026
- September 14, 2026

All meetings will convene at 11:00 am ET at the Springhill Suites located at 16615 Crosspoint Run, Land O’ Lakes, FL 34638.

On MOTION by Mr. Howell seconded by Mr. Sacchi, with all in favor, Resolution 2025-36; Setting the Fiscal Year 2026 Meeting Schedule, as detailed above, was adopted. 4-0

D. Affidavit for Anti-Human Trafficking

On MOTION by Mr. Davidson seconded by Mr. Howell, with all in favor, Affidavit for Anti-Human Trafficking, was approved. 4-0

E. Ratification of the Street/Outdoor Lighting Agreement (New Lighting)

On MOTION by Mr. Howell seconded by Mr. Sacchi, with all in favor, Street/Outdoor Lighting Agreement (New Lighting), was ratified. 4-0

F. Ratification of Surety Bond

Mr. Radcliff updated the Board on the progress of obtaining a Bond for the Streetlight Deposit, he will also be pursuing a loan agreement with the Developer and subsequently, provide an update to the Board.

G. Fiscal Year 2026 Goals & Objectives

On MOTION by Mr. Howell seconded by Mr. Sacchi, with all in favor, Fiscal Year 2026 Goals & Objectives, were approved. 4-0

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Meeting Minutes

1. May 12, 2025 Public Hearing & Regular Meeting Minutes
2. May 19, 2025 Public Hearing & Regular Meeting Minutes

B. Acceptance of Financials

1. May 2025
2. June 2025

C. Acceptance of the Check Registers

- 1. May 2025
- 2. June 2025
- D. Consideration of Operations and Maintenance Reports**
 - 1. May 2025
 - 2. June 2025

On MOTION by Mr. Altman seconded by Mr. Howell, with all in favor, the Consent Agenda, was approved. 4-0

EIGHTH ORDER OF BUSINESS

Staff Reports

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

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

NINTH ORDER OF BUSINESS

Other Business, Updates and Supervisor Comments

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Howell seconded by Mr. Davidson, with all in favor, the meeting was adjourned at 11:12 am. 4-0

Brian Radcliff/Brian Lamb
District Manager

Richard Sacchi
Chairperson

Northridge Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 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 July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2025		TOTAL
			CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	
ASSETS					
Cash In Bank	\$ 43,819	\$ -	\$ -	\$ -	\$ 43,819
Investments:					
Construction Fund	-	-	9,286,772	-	9,286,772
Interest Account	-	449,611	-	-	449,611
Reserve Fund	-	1,352,976	-	-	1,352,976
Revenue Fund	-	1,316	-	-	1,316
Amount To Be Provided	-	-	-	19,000,000	19,000,000
TOTAL ASSETS	\$ 43,819	\$ 1,803,903	\$ 9,286,772	\$ 19,000,000	\$ 30,134,494
LIABILITIES					
Accounts Payable	\$ 20,702	\$ -	\$ -	\$ -	\$ 20,702
Bonds Payable - Series 2025	-	-	-	19,000,000	19,000,000
TOTAL LIABILITIES	20,702	-	-	19,000,000	19,020,702
FUND BALANCES					
Restricted for:					
Debt Service	-	1,803,903	-	-	1,803,903
Capital Projects	-	-	9,286,772	-	9,286,772
Unassigned:	23,117	-	-	-	23,117
TOTAL FUND BALANCES	23,117	1,803,903	9,286,772	-	11,113,792
TOTAL LIABILITIES & FUND BALANCES	\$ 43,819	\$ 1,803,903	\$ 9,286,772	\$ 19,000,000	\$ 30,134,494

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ 65,000	\$ (323,275)	16.74%
TOTAL REVENUES	388,275	65,000	(323,275)	16.74%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,800	10,200	15.00%
ProfServ-Construction	6,100	-	6,100	0.00%
ProfServ-Dissemination Agent	-	833	(833)	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	833	4,167	16.66%
District Counsel	12,500	12,795	(295)	102.36%
District Engineer	12,500	-	12,500	0.00%
District Management	25,000	10,417	14,583	41.67%
Accounting Services	17,500	5,917	11,583	33.81%
Auditing Services	5,500	-	5,500	0.00%
Website Compliance	1,600	3,125	(1,525)	195.31%
Mailed Notices - Postage	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	500	60	440	12.00%
Rentals & Leases	600	447	153	74.50%
Insurance - General Liability	5,000	2,220	2,780	44.40%
Public Officials Insurance	5,000	-	5,000	0.00%
Insurance -Property & Casualty	28,000	-	28,000	0.00%
Legal Advertising	3,500	2,228	1,272	63.66%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	3,500	583	2,917	16.66%
Website Administration	1,500	625	875	41.67%
Misc. Office	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	165,125	41,883	123,242	25.36%
<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 July 31, 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	41,883	346,392	10.79%
Excess (deficiency) of revenues				
Over (under) expenditures	-	23,117	23,117	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 23,117		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2025 Debt Service Fund (200)
(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	\$ -	\$ 5,209	\$ 5,209	0.00%
TOTAL REVENUES	-	5,209	5,209	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	5,209	5,209	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	17	17	0.00%
Bond Proceeds	-	1,802,587	1,802,587	0.00%
Operating Transfers-Out	-	(3,910)	(3,910)	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,798,694	1,798,694	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,803,903</u>	<u>\$ 1,803,903</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		<u>\$ 1,803,903</u>		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2025 Capital Projects Fund (300)
(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	\$ -	\$ 32,924	\$ 32,924	0.00%
TOTAL REVENUES	-	32,924	32,924	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	-	3,500	(3,500)	0.00%
ProfServ-Trustee Fees	-	12,200	(12,200)	0.00%
Bond Counsel	-	138,000	(138,000)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Cost of Issuance	-	38,500	(38,500)	0.00%
Total Administration	-	193,950	(193,950)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	7,355,491	(7,355,491)	0.00%
Total Construction In Progress	-	7,355,491	(7,355,491)	0.00%
TOTAL EXPENDITURES	-	7,549,441	(7,549,441)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(7,516,517)	(7,516,517)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	3,910	3,910	0.00%
Bond Proceeds	-	16,799,396	16,799,396	0.00%
Operating Transfers-Out	-	(17)	(17)	0.00%
TOTAL FINANCING SOURCES (USES)	-	16,803,289	16,803,289	0.00%
Net change in fund balance	\$ -	\$ 9,286,772	\$ 9,286,772	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 9,286,772		

Bank Account Statement

Northridge CDD

Bank Account No. 0006
Statement No. 25_07

Statement Date 07/31/2025

G/L Account No. 101000 Balance	43,818.75	Statement Balance	44,495.31
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	44,495.31
Subtotal	43,818.75	Outstanding Checks	-676.56
Negative Adjustments	0.00	Ending Balance	43,818.75
Ending G/L Balance	43,818.75		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
07/23/2025		JE000005	Developer Contribution	Northridge 829 LLC Ck#40190- inv NR0175202	25,000.00	25,000.00	0.00
Total Deposits					25,000.00	25,000.00	0.00
Checks							
06/04/2025	Payment	1016	INFRAMARK LLC	Check for Vendor V00008	-200.67	-200.67	0.00
07/09/2025	Payment	1020	STRALEY ROBIN VERICKER	Check for Vendor V00009	-2,477.50	-2,477.50	0.00
07/17/2025	Payment	1023	BUSINESS OBSERVER, INC.	Check for Vendor V00005	-133.44	-133.44	0.00
Total Checks					-2,811.61	-2,811.61	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
07/17/2025	Payment	1022	JAMES B. HOWELL BUSINESS	Check for Vendor V00004			-200.00
07/23/2025	Payment	1024	OBSERVER, INC.	Check for Vendor V00005			-76.56
07/24/2025	Payment	1026	PETER A. ALTMAN	Check for Vendor V00003			-200.00
07/24/2025	Payment	1027	JAMES B. HOWELL	Check for Vendor V00004			-200.00
Total Outstanding Checks							-676.56
Outstanding Deposits							
Total Outstanding Deposits							

Northridge Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 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 August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2025				TOTAL
	GENERAL FUND	SERIES 2025 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	
ASSETS					
Cash In Bank	\$ 17,995	\$ -	\$ -	\$ -	\$ 17,995
Investments:					
Construction Fund	-	-	7,856,578	-	7,856,578
Interest Account	-	449,611	-	-	449,611
Reserve Fund	-	1,352,976	-	-	1,352,976
Revenue Fund	-	2,815	-	-	2,815
Amount To Be Provided	-	-	-	19,000,000	19,000,000
TOTAL ASSETS	\$ 17,995	\$ 1,805,402	\$ 7,856,578	\$ 19,000,000	\$ 28,679,975
LIABILITIES					
Accounts Payable	\$ 510	\$ -	\$ -	\$ -	\$ 510
Bonds Payable - Series 2025	-	-	-	19,000,000	19,000,000
TOTAL LIABILITIES	510	-	-	19,000,000	19,000,510
FUND BALANCES					
Restricted for:					
Debt Service	-	1,805,402	-	-	1,805,402
Capital Projects	-	-	7,856,578	-	7,856,578
Unassigned:	17,485	-	-	-	17,485
TOTAL FUND BALANCES	17,485	1,805,402	7,856,578	-	9,679,465
TOTAL LIABILITIES & FUND BALANCES	\$ 17,995	\$ 1,805,402	\$ 7,856,578	\$ 19,000,000	\$ 28,679,975

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 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	\$ 65,000	\$ (323,275)	16.74%
TOTAL REVENUES	388,275	65,000	(323,275)	16.74%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,800	10,200	15.00%
Construction Accounting	6,100	-	6,100	0.00%
Dissemination Agent/Reporting	-	1,250	(1,250)	0.00%
Field Management	12,000	-	12,000	0.00%
ProfServ - Info Technology	600	-	600	0.00%
Trustees Fees	4,000	-	4,000	0.00%
Assessment Roll	5,000	1,250	3,750	25.00%
District Counsel	12,500	13,305	(805)	106.44%
District Engineer	12,500	-	12,500	0.00%
District Management	25,000	12,500	12,500	50.00%
Accounting Services	17,500	7,375	10,125	42.14%
Auditing Services	5,500	-	5,500	0.00%
Website ADA Compliance	1,600	3,125	(1,525)	195.31%
Mailings	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	500	60	440	12.00%
Rental and Leases	600	447	153	74.50%
General Liability	5,000	2,220	2,780	44.40%
Public Officials Insurance	5,000	-	5,000	0.00%
Property & Casualty Insurance	28,000	-	28,000	0.00%
Legal Advertising	3,500	2,228	1,272	63.66%
Bank Fees	200	330	(130)	165.00%
Financial & Revenue Collections	3,500	875	2,625	25.00%
Website Admin Services	1,500	750	750	50.00%
Misc Admin	250	-	250	0.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	-	175	0.00%
Total Administration	165,125	47,515	117,610	28.78%
<u>Utility Services</u>				
Electric Utility Services	5,000	-	5,000	0.00%
Street Lights	50,000	-	50,000	0.00%
Water/Waste	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 August 31, 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>				
Annual Stormwater Report	2,500	-	2,500	0.00%
Landscape Maintenance - Contract	75,000	-	75,000	0.00%
Aquatics - Contract	10,000	-	10,000	0.00%
Garbage Dumpster - Rental/Collection	3,500	-	3,500	0.00%
Landscaping - Annuals	2,500	-	2,500	0.00%
Landscaping - Mulch	5,000	-	5,000	0.00%
Landscaping - R&M	5,000	-	5,000	0.00%
Landscaping - Plant Replacement Program	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>				
Pool Maintenance - Contract	500	-	500	0.00%
Stormwater System R&M	1,500	-	1,500	0.00%
Entrance Monuments, Gates, Walls R&M	1,150	-	1,150	0.00%
Sidewalk, Pavement, Signage R&M	7,500	-	7,500	0.00%
Access Control R&M	8,500	-	8,500	0.00%
Holiday Decorations	2,500	-	2,500	0.00%
Key Card Distribution	500	-	500	0.00%
Misc	2,500	-	2,500	0.00%
Total Amenities	24,650	-	24,650	0.00%
TOTAL EXPENDITURES	388,275	47,515	340,760	12.24%
Excess (deficiency) of revenues				
Over (under) expenditures	-	17,485	17,485	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 17,485		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
Series 2025 Debt Service Fund (200)
(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	\$ -	\$ 11,206	\$ 11,206	0.00%
TOTAL REVENUES	-	11,206	11,206	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	11,206	11,206	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	17	17	0.00%
Bond Proceeds	-	1,802,587	1,802,587	0.00%
Operating Transfers-Out	-	(8,408)	(8,408)	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,794,196	1,794,196	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,805,402</u>	<u>\$ 1,805,402</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		<u>\$ 1,805,402</u>		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
Series 2025 Capital Projects Fund (300)
(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	\$ -	\$ 65,441	\$ 65,441	0.00%
TOTAL REVENUES	-	65,441	65,441	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Dissemination Agent/Reporting	-	3,500	(3,500)	0.00%
Trustees Fees	-	12,200	(12,200)	0.00%
Bond Counsel	-	138,000	(138,000)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Cost of Issuance	-	38,500	(38,500)	0.00%
Total Administration	-	193,950	(193,950)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	8,822,700	(8,822,700)	0.00%
Total Construction In Progress	-	8,822,700	(8,822,700)	0.00%
TOTAL EXPENDITURES	-	9,016,650	(9,016,650)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(8,951,209)	(8,951,209)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	8,408	8,408	0.00%
Bond Proceeds	-	16,799,396	16,799,396	0.00%
Operating Transfers-Out	-	(17)	(17)	0.00%
TOTAL FINANCING SOURCES (USES)	-	16,807,787	16,807,787	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 7,856,578</u>	<u>\$ 7,856,578</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		<u>\$ 7,856,578</u>		

Bank Account Statement

Northridge CDD

Bank Account No. 0006
Statement No. 25_08

Statement Date 08/31/2025

G/L Account No. 101000 Balance	17,994.77	Statement Balance	42,500.82
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	42,500.82
Subtotal	17,994.77	Outstanding Checks	-24,506.05
Negative Adjustments	0.00	Ending Balance	17,994.77
Ending G/L Balance	17,994.77		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
08/31/2025		JE000028	Interest - Investments	Interest Earned	0.06	0.06	0.00
Total Deposits					0.06	0.06	0.00
Checks							
							0.00
07/17/2025	Payment	1022	JAMES B. HOWELL	Check for Vendor V00004	-200.00	-200.00	0.00
07/23/2025	Payment	1024	BUSINESS OBSERVER, INC.	Check for Vendor V00005	-76.56	-76.56	0.00
07/24/2025	Payment	1026	PETER A. ALTMAN	Check for Vendor V00003	-200.00	-200.00	0.00
07/24/2025	Payment	1027	JAMES B. HOWELL	Check for Vendor V00004	-200.00	-200.00	0.00
08/06/2025	Payment	1029	STRALEY ROBIN VERICKER	Check for Vendor V00009	-987.50	-987.50	0.00
08/25/2025		JE000027	Bank Fees	Truist Bank Fees FY25	-330.49	-330.49	0.00
Total Checks					-1,994.55	-1,994.55	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
08/06/2025	Payment	1028	INFRAMARK LLC	Check for Vendor V00008			-4,791.67
08/25/2025	Payment	1030	PETER A. ALTMAN	Check for Vendor V00003			-200.00
08/25/2025	Payment	1031	INFRAMARK LLC	Check for Vendor V00008			-19,514.38
Total Outstanding Checks							-24,506.05
Outstanding Deposits							
Total Outstanding Deposits							

Northridge Community Development District

Financial Statements
(Unaudited)

Period Ending
September 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 September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2025		TOTAL
			CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	
ASSETS					
Cash In Bank	\$ 6,900	\$ -	\$ -	\$ -	\$ 6,900
Investments:					
Construction Fund	-	-	6,603,007	-	6,603,007
Interest Account	-	449,611	-	-	449,611
Reserve Fund	-	1,352,976	-	-	1,352,976
Revenue Fund	-	4,318	-	-	4,318
Prepaid Insurance	5,300	-	-	-	5,300
Amount To Be Provided	-	-	-	19,000,000	19,000,000
TOTAL ASSETS	\$ 12,200	\$ 1,806,905	\$ 6,603,007	\$ 19,000,000	\$ 27,422,112
LIABILITIES					
Accounts Payable	\$ 130	\$ -	\$ -	\$ -	\$ 130
Bonds Payable - Series 2025	-	-	-	19,000,000	19,000,000
TOTAL LIABILITIES	130	-	-	19,000,000	19,000,130
FUND BALANCES					
Nonspendable:					
Prepaid Insurance	5,300	-	-	-	5,300
Restricted for:					
Debt Service	-	1,806,905	-	-	1,806,905
Capital Projects	-	-	6,603,007	-	6,603,007
Unassigned:	6,770	-	-	-	6,770
TOTAL FUND BALANCES	12,070	1,806,905	6,603,007	-	8,421,982
TOTAL LIABILITIES & FUND BALANCES	\$ 12,200	\$ 1,806,905	\$ 6,603,007	\$ 19,000,000	\$ 27,422,112

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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>				
Interest - Investments	\$ -	\$ 66	\$ 66	0.00%
Developer Contribution	388,275	65,000	(323,275)	16.74%
TOTAL REVENUES	388,275	65,066	(323,209)	16.76%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,200	9,800	18.33%
Construction Accounting	6,100	-	6,100	0.00%
Dissemination Agent/Reporting	-	1,667	(1,667)	0.00%
Field Management	12,000	-	12,000	0.00%
ProfServ - Info Technology	600	-	600	0.00%
Trustees Fees	4,000	-	4,000	0.00%
Assessment Roll	5,000	1,667	3,333	33.34%
District Counsel	12,500	13,305	(805)	106.44%
District Engineer	12,500	-	12,500	0.00%
District Management	25,000	14,583	10,417	58.33%
Accounting Services	17,500	8,833	8,667	50.47%
Auditing Services	5,500	-	5,500	0.00%
Website ADA Compliance	1,600	3,125	(1,525)	195.31%
Mailings	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	500	68	432	13.60%
Rental and Leases	600	447	153	74.50%
General Liability	5,000	2,220	2,780	44.40%
Public Officials Insurance	5,000	-	5,000	0.00%
Property & Casualty Insurance	28,000	-	28,000	0.00%
Legal Advertising	3,500	2,350	1,150	67.14%
Bank Fees	200	489	(289)	244.50%
Financial & Revenue Collections	3,500	1,167	2,333	33.34%
Website Admin Services	1,500	875	625	58.33%
Misc Admin	250	-	250	0.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	-	175	0.00%
Total Administration	165,125	52,996	112,129	32.09%
<u>Utility Services</u>				
Electric Utility Services	5,000	-	5,000	0.00%
Street Lights	50,000	-	50,000	0.00%
Water/Waste	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 September 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>				
Annual Stormwater Report	2,500	-	2,500	0.00%
Landscape Maintenance - Contract	75,000	-	75,000	0.00%
Aquatics - Contract	10,000	-	10,000	0.00%
Garbage Dumpster - Rental/Collection	3,500	-	3,500	0.00%
Landscaping - Annuals	2,500	-	2,500	0.00%
Landscaping - Mulch	5,000	-	5,000	0.00%
Landscaping - R&M	5,000	-	5,000	0.00%
Landscaping - Plant Replacement Program	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>				
Pool Maintenance - Contract	500	-	500	0.00%
Stormwater System R&M	1,500	-	1,500	0.00%
Entrance Monuments, Gates, Walls R&M	1,150	-	1,150	0.00%
Sidewalk, Pavement, Signage R&M	7,500	-	7,500	0.00%
Access Control R&M	8,500	-	8,500	0.00%
Holiday Decorations	2,500	-	2,500	0.00%
Key Card Distribution	500	-	500	0.00%
Misc	2,500	-	2,500	0.00%
Total Amenities	24,650	-	24,650	0.00%
TOTAL EXPENDITURES	388,275	52,996	335,279	13.65%
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,070	12,070	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 12,070		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2025 Debt Service Fund (200)
(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	\$ -	\$ 17,206	\$ 17,206	0.00%
TOTAL REVENUES	-	17,206	17,206	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	17,206	17,206	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	17	17	0.00%
Bond Proceeds	-	1,802,587	1,802,587	0.00%
Operating Transfers-Out	-	(12,905)	(12,905)	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,789,699	1,789,699	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,806,905</u>	<u>\$ 1,806,905</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		<u>\$ 1,806,905</u>		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2025 Capital Projects Fund (300)
(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	\$ -	\$ 92,173	\$ 92,173	0.00%
TOTAL REVENUES	-	92,173	92,173	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Dissemination Agent/Reporting	-	3,500	(3,500)	0.00%
Trustees Fees	-	12,200	(12,200)	0.00%
Bond Counsel	-	138,000	(138,000)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Cost of Issuance	-	38,500	(38,500)	0.00%
Total Administration	-	193,950	(193,950)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	10,107,500	(10,107,500)	0.00%
Total Construction In Progress	-	10,107,500	(10,107,500)	0.00%
TOTAL EXPENDITURES	-	10,301,450	(10,301,450)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(10,209,277)	(10,209,277)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	12,905	12,905	0.00%
Bond Proceeds	-	16,799,396	16,799,396	0.00%
Operating Transfers-Out	-	(17)	(17)	0.00%
TOTAL FINANCING SOURCES (USES)	-	16,812,284	16,812,284	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 6,603,007</u>	<u>\$ 6,603,007</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		<u>\$ 6,603,007</u>		

Bank Account Statement

Northridge CDD

Bank Account No. 0006
Statement No. 25_09

Statement Date 09/30/2025

G/L Account No. 101000 Balance	6,900.44	Statement Balance	31,406.49
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	31,406.49
Subtotal	6,900.44	Outstanding Checks	-24,506.05
Negative Adjustments	0.00	Ending Balance	6,900.44
Ending G/L Balance	6,900.44		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2025		JE000043	Interest - Investments	Interest Earned	66.24	66.24	0.00
Total Deposits					66.24	66.24	0.00
Checks							
							0.00
08/25/2025	Payment	1030	PETER A. ALTMAN	Check for Vendor V00003	-200.00	-200.00	0.00
09/02/2025	Payment	1032	STRALEY ROBIN VERICKER	Check for Vendor V00009	-510.00	-510.00	0.00
09/10/2025	Payment	1033	INFRAMARK LLC	Check for Vendor V00008	-4,791.67	-4,791.67	0.00
09/22/2025	Payment	1034	EGIS INSURANCE & RISK ADVISORS	Check for Vendor V00010	-5,300.00	-5,300.00	0.00
09/24/2025	Payment	1036	JAMES B. HOWELL	Check for Vendor V00004	-200.00	-200.00	0.00
09/30/2025		JE000044	Bank Fees	Service Charges	-158.90	-158.90	0.00
Total Checks					-11,160.57	-11,160.57	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
08/06/2025	Payment	1028	INFRAMARK LLC	Check for Vendor V00008			-4,791.67
08/25/2025	Payment	1031	INFRAMARK LLC	Check for Vendor V00008			-19,514.38
09/24/2025	Payment	1035	PETER A. ALTMAN	Check for Vendor V00003			-200.00
Total Outstanding Checks							-24,506.05
Outstanding Deposits							
Total Outstanding Deposits							

Northridge Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 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 October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2025				TOTAL
	GENERAL FUND	SERIES 2025 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	
<u>ASSETS</u>					
Cash In Bank	\$ 5,702	\$ -	\$ -	\$ -	\$ 5,702
Investments:					
Construction Fund	-	-	4,535,806	-	4,535,806
Interest Account	-	449,611	-	-	449,611
Reserve Fund	-	1,352,976	-	-	1,352,976
Revenue Fund	-	5,753	-	-	5,753
Amount To Be Provided	-	-	-	19,000,000	19,000,000
TOTAL ASSETS	\$ 5,702	\$ 1,808,340	\$ 4,535,806	\$ 19,000,000	\$ 25,349,848
<u>LIABILITIES</u>					
Accounts Payable	\$ 4,917	\$ -	\$ -	\$ -	\$ 4,917
Bonds Payable - Series 2025	-	-	-	19,000,000	19,000,000
TOTAL LIABILITIES	4,917	-	-	19,000,000	19,004,917
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	1,808,340	-	-	1,808,340
Capital Projects	-	-	4,535,806	-	4,535,806
Unassigned:	785	-	-	-	785
TOTAL FUND BALANCES	785	1,808,340	4,535,806	-	6,344,931
TOTAL LIABILITIES & FUND BALANCES	\$ 5,702	\$ 1,808,340	\$ 4,535,806	\$ 19,000,000	\$ 25,349,848

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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>				
Interest - Investments	\$ -	\$ 49	\$ 49	0.00%
Developer Contribution	950,900	-	(950,900)	0.00%
TOTAL REVENUES	950,900	49	(950,851)	0.01%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	-	12,000	0.00%
Construction Accounting	6,100	-	6,100	0.00%
Dissemination Agent/Reporting	7,000	417	6,583	5.96%
Field Management	15,000	-	15,000	0.00%
ProfServ - Info Technology	600	-	600	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	417	4,583	8.34%
District Counsel	12,500	623	11,877	4.98%
District Engineer	15,000	-	15,000	0.00%
District Management	25,000	2,083	22,917	8.33%
Accounting Services	17,500	1,458	16,042	8.33%
Auditing Services	5,500	-	5,500	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Mailings	200	-	200	0.00%
Postage, Phone, Faxes, Copies	500	1	499	0.20%
Rental and Leases	600	163	437	27.17%
General Liability	9,500	2,915	6,585	30.68%
Public Officials Insurance	7,500	2,385	5,115	31.80%
Property & Casualty Insurance	28,000	-	28,000	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	155	45	77.50%
Financial & Revenue Collections	5,000	417	4,583	8.34%
Website Admin Services	1,500	125	1,375	8.33%
Misc Admin	325	-	325	0.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	189,400	11,334	178,066	5.98%
<u>Utility Services</u>				
Electric Utility Services	25,000	-	25,000	0.00%
Street Lights	180,000	-	180,000	0.00%
Water/Waste	18,500	-	18,500	0.00%
Total Utility Services	223,500	-	223,500	0.00%

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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>				
Annual Stormwater Report	2,500	-	2,500	0.00%
Landscape Maintenance - Contract	330,000	-	330,000	0.00%
Garbage Dumpster - Rental/Collection	2,400	-	2,400	0.00%
Landscaping - Annuals	8,000	-	8,000	0.00%
Landscaping - Mulch	7,500	-	7,500	0.00%
Landscaping - R&M	15,000	-	15,000	0.00%
Landscaping - Plant Replacement Program	25,000	-	25,000	0.00%
Debris Cleanup	3,500	-	3,500	0.00%
Irrigation Maintenance	7,500	-	7,500	0.00%
Misc Contingency	3,500	-	3,500	0.00%
Total Maintenance and Landscaping	404,900	-	404,900	0.00%
<u>Amenities</u>				
Pool Monitor	40,000	-	40,000	0.00%
Janitorial - Contract	12,000	-	12,000	0.00%
Pool Maintenance - Contract	15,000	-	15,000	0.00%
Amenity Pest Control	2,400	-	2,400	0.00%
Security Monitoring Services	1,200	-	1,200	0.00%
Stormwater System R&M	2,500	-	2,500	0.00%
Facility A/C & Heating Maintenance & Repair	2,500	-	2,500	0.00%
Entrance Monuments, Gates, Walls R&M	2,500	-	2,500	0.00%
Amenity Camera R&M	1,500	-	1,500	0.00%
Amenity R&M	6,000	-	6,000	0.00%
Sidewalk, Pavement, Signage R&M	7,500	-	7,500	0.00%
Pool Treatments & Other R&M	5,000	-	5,000	0.00%
Playground Equipment	2,500	-	2,500	0.00%
Access Control R&M	8,500	-	8,500	0.00%
Holiday Decorations	12,000	-	12,000	0.00%
Key Card Distribution	500	-	500	0.00%
Misc	2,500	-	2,500	0.00%
Janitorial - Supplies/Other	5,000	-	5,000	0.00%
Dog Waste Station Service and Supplies	1,500	-	1,500	0.00%
Amenity Furniture R&M	2,500	-	2,500	0.00%
Total Amenities	133,100	-	133,100	0.00%
TOTAL EXPENDITURES	950,900	11,334	939,566	1.19%

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
Excess (deficiency) of revenues				
Over (under) expenditures	-	(11,285)	(11,285)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		12,070		
FUND BALANCE, ENDING		<u>\$ 785</u>		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Series 2025 Debt Service Fund (200)
(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	\$ -	\$ 5,712	\$ 5,712	0.00%
Special Assmnts- Tax Collector	992,400	-	(992,400)	0.00%
TOTAL REVENUES	992,400	5,712	(986,688)	0.58%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	255,000	-	255,000	0.00%
Interest Expense	1,000,154	-	1,000,154	0.00%
Total Debt Service	1,255,154	-	1,255,154	0.00%
TOTAL EXPENDITURES	1,255,154	-	1,255,154	0.00%
Excess (deficiency) of revenues Over (under) expenditures	(262,754)	5,712	268,466	-2.17%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(4,277)	(4,277)	0.00%
Contribution to (Use of) Fund Balance	(262,754)	-	262,754	0.00%
TOTAL FINANCING SOURCES (USES)	(262,754)	(4,277)	258,477	1.63%
Net change in fund balance	<u>\$ (262,754)</u>	<u>\$ 1,435</u>	<u>\$ 789,697</u>	<u>-0.55%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,806,905		
FUND BALANCE, ENDING		<u>\$ 1,808,340</u>		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Series 2025 Capital Projects Fund (300)
(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	\$ -	\$ 22,799	\$ 22,799	0.00%
TOTAL REVENUES	-	22,799	22,799	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	2,094,277	(2,094,277)	0.00%
Total Construction In Progress	-	2,094,277	(2,094,277)	0.00%
TOTAL EXPENDITURES	-	2,094,277	(2,094,277)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(2,071,478)	(2,071,478)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	4,277	4,277	0.00%
TOTAL FINANCING SOURCES (USES)	-	4,277	4,277	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ (2,067,201)</u>	<u>\$ (2,067,201)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		6,603,007		
FUND BALANCE, ENDING		<u>\$ 4,535,806</u>		

Bank Account Statement

Northridge CDD

Bank Account No. 0006
Statement No. 25_10

Statement Date 10/31/2025

G/L Account No. 101000 Balance	5,702.32	Statement Balance	25,496.70
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	25,496.70
Subtotal	5,702.32	Outstanding Checks	-19,794.38
Negative Adjustments	0.00	Ending Balance	5,702.32
Ending G/L Balance	5,702.32		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/31/2025		JE000046	Interest - Investments	Interest Earned	48.96	48.96	0.00
Total Deposits					48.96	48.96	0.00
Checks							
							0.00
08/06/2025	Payment	1028	INFRAMARK LLC	Check for Vendor V00008	-4,791.67	-4,791.67	0.00
09/24/2025	Payment	1035	PETER A. ALTMAN	Check for Vendor V00003	-200.00	-200.00	0.00
10/01/2025	Payment	1037	TIMES PUBLISHING COMPANY	Check for Vendor V00011	-122.00	-122.00	0.00
10/17/2025	Payment	1038	STRALEY ROBIN VERICKER	Check for Vendor V00009	-517.50	-517.50	0.00
10/30/2025	Payment	1040	INFRAMARK LLC	Check for Vendor V00008	-172.93	-172.93	0.00
10/31/2025		JE000047	Bank Fees	Service Charges	-154.65	-154.65	0.00
Total Checks					-5,958.75	-5,958.75	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
08/25/2025	Payment	1031	INFRAMARK LLC	Check for Vendor V00008			-19,514.38
10/24/2025	Payment	1039	FLORIDA COMMERCE	Payment of Invoice 000047			-175.00
10/30/2025	Payment	1041	STRALEY ROBIN VERICKER	Check for Vendor V00009			-105.00
Total Outstanding Checks							-19,794.38
Outstanding Deposits							
Total Outstanding Deposits							

Northridge Community Development District

Financial Statements
(Unaudited)

Period Ending
November 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 November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2025		TOTAL
			CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	
ASSETS					
Cash In Bank	\$ 15,359	\$ -	\$ -	\$ -	\$ 15,359
Investments:					
Construction Fund	-	-	3,512,000	-	3,512,000
Reserve Fund	-	1,352,976	-	-	1,352,976
Revenue Fund	-	7,200	-	-	7,200
Amount To Be Provided	-	-	-	19,000,000	19,000,000
TOTAL ASSETS	\$ 15,359	\$ 1,360,176	\$ 3,512,000	\$ 19,000,000	\$ 23,887,535
LIABILITIES					
Accounts Payable	\$ 4,917	\$ -	\$ -	\$ -	\$ 4,917
Bonds Payable - Series 2025	-	-	-	19,000,000	19,000,000
TOTAL LIABILITIES	4,917	-	-	19,000,000	19,004,917
FUND BALANCES					
Restricted for:					
Debt Service	-	1,360,176	-	-	1,360,176
Capital Projects	-	-	3,512,000	-	3,512,000
Unassigned:	10,442	-	-	-	10,442
TOTAL FUND BALANCES	10,442	1,360,176	3,512,000	-	4,882,618
TOTAL LIABILITIES & FUND BALANCES	\$ 15,359	\$ 1,360,176	\$ 3,512,000	\$ 19,000,000	\$ 23,887,535

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
REVENUES				
Interest - Investments	\$ -	\$ 62	\$ 62	0.00%
Developer Contribution	950,900	10,000	(940,900)	1.05%
TOTAL REVENUES	950,900	10,062	(940,838)	1.06%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	-	12,000	0.00%
Construction Accounting	6,100	-	6,100	0.00%
Dissemination Agent/Reporting	7,000	417	6,583	5.96%
Field Management	15,000	-	15,000	0.00%
ProfServ - Info Technology	600	-	600	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	417	4,583	8.34%
District Counsel	12,500	810	11,690	6.48%
District Engineer	15,000	-	15,000	0.00%
District Management	25,000	2,083	22,917	8.33%
Accounting Services	17,500	1,458	16,042	8.33%
Auditing Services	5,500	-	5,500	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Mailings	200	-	200	0.00%
Postage, Phone, Faxes, Copies	500	1	499	0.20%
Rental and Leases	600	163	437	27.17%
General Liability	9,500	2,915	6,585	30.68%
Public Officials Insurance	7,500	2,385	5,115	31.80%
Property & Casualty Insurance	28,000	-	28,000	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	324	(124)	162.00%
Financial & Revenue Collections	5,000	417	4,583	8.34%
Website Admin Services	1,500	125	1,375	8.33%
Misc Admin	325	-	325	0.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	189,400	11,690	177,710	6.17%

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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>Utility Services</u>				
Electric Utility Services	25,000	-	25,000	0.00%
Street Lights	180,000	-	180,000	0.00%
Water/Waste	18,500	-	18,500	0.00%
Total Utility Services	223,500	-	223,500	0.00%
<u>Maintenance and Landscaping</u>				
Annual Stormwater Report	2,500	-	2,500	0.00%
Landscape Maintenance - Contract	330,000	-	330,000	0.00%
Garbage Dumpster - Rental/Collection	2,400	-	2,400	0.00%
Landscaping - Annuals	8,000	-	8,000	0.00%
Landscaping - Mulch	7,500	-	7,500	0.00%
Landscaping - R&M	15,000	-	15,000	0.00%
Landscaping - Plant Replacement Program	25,000	-	25,000	0.00%
Debris Cleanup	3,500	-	3,500	0.00%
Irrigation Maintenance	7,500	-	7,500	0.00%
Misc Contingency	3,500	-	3,500	0.00%
Total Maintenance and Landscaping	404,900	-	404,900	0.00%
<u>Amenities</u>				
Pool Monitor	40,000	-	40,000	0.00%
Janitorial - Contract	12,000	-	12,000	0.00%
Pool Maintenance - Contract	15,000	-	15,000	0.00%
Amenity Pest Control	2,400	-	2,400	0.00%
Security Monitoring Services	1,200	-	1,200	0.00%
Stormwater System R&M	2,500	-	2,500	0.00%
Facility A/C & Heating Maintenance & Repair	2,500	-	2,500	0.00%
Entrance Monuments, Gates, Walls R&M	2,500	-	2,500	0.00%
Amenity Camera R&M	1,500	-	1,500	0.00%
Amenity R&M	6,000	-	6,000	0.00%
Sidewalk, Pavement, Signage R&M	7,500	-	7,500	0.00%
Pool Treatments & Other R&M	5,000	-	5,000	0.00%
Playground Equipment	2,500	-	2,500	0.00%
Access Control R&M	8,500	-	8,500	0.00%
Holiday Decorations	12,000	-	12,000	0.00%

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
Key Card Distribution	500	-	500	0.00%
Misc	2,500	-	2,500	0.00%
Janitorial - Supplies/Other	5,000	-	5,000	0.00%
Dog Waste Station Service and Supplies	1,500	-	1,500	0.00%
Amenity Furniture R&M	2,500	-	2,500	0.00%
Total Amenities	<u>133,100</u>	<u>-</u>	<u>133,100</u>	<u>0.00%</u>
TOTAL EXPENDITURES	950,900	11,690	939,210	1.23%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>(1,628)</u>	<u>(1,628)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		12,070		
FUND BALANCE, ENDING		<u>\$ 10,442</u>		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
Series 2025 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 11,460	\$ 11,460	0.00%
Special Assmnts- Tax Collector	992,400	-	(992,400)	0.00%
TOTAL REVENUES	992,400	11,460	(980,940)	1.15%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	255,000	-	255,000	0.00%
Interest Expense	1,000,154	449,611	550,543	44.95%
Total Debt Service	1,255,154	449,611	805,543	35.82%
TOTAL EXPENDITURES	1,255,154	449,611	805,543	35.82%
Excess (deficiency) of revenues Over (under) expenditures	(262,754)	(438,151)	(175,397)	166.75%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(8,578)	(8,578)	0.00%
Contribution to (Use of) Fund Balance	(262,754)	-	262,754	0.00%
TOTAL FINANCING SOURCES (USES)	(262,754)	(8,578)	254,176	3.26%
Net change in fund balance	<u>\$ (262,754)</u>	<u>\$ (446,729)</u>	<u>\$ 341,533</u>	<u>170.02%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,806,905		
FUND BALANCE, ENDING		<u>\$ 1,360,176</u>		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
Series 2025 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 38,718	\$ 38,718	0.00%
TOTAL REVENUES	-	38,718	38,718	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	3,138,303	(3,138,303)	0.00%
Total Construction In Progress	-	3,138,303	(3,138,303)	0.00%
TOTAL EXPENDITURES	-	3,138,303	(3,138,303)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(3,099,585)	(3,099,585)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	8,578	8,578	0.00%
TOTAL FINANCING SOURCES (USES)	-	8,578	8,578	0.00%
Net change in fund balance	\$ -	\$ (3,091,007)	\$ (3,091,007)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		6,603,007		
FUND BALANCE, ENDING		\$ 3,512,000		

Bank Account Statement

Northridge CDD

Bank Account No. 0006
Statement No. 25_11

Statement Date 11/30/2025

G/L Account No. 101000 Balance	15,359.49	Statement Balance	15,546.99
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	15,546.99
Subtotal	15,359.49	Outstanding Checks	-187.50
Negative Adjustments	0.00	Ending Balance	15,359.49
Ending G/L Balance	15,359.49		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
11/21/2025		JE000056	Accounts Receivable	Northridge 829, LLC - Ck #0040235 - 11/18/2025 - N	10,000.00	10,000.00	0.00
11/28/2025		JE000057	Interest - Investments	Interest Earned	14.32	14.32	0.00
Total Deposits					10,014.32	10,014.32	0.00
Checks							
08/25/2025	Payment	1031	INFRAMARK LLC	Check for Vendor V00008	-19,514.38	-19,514.38	0.00
10/24/2025	Payment	1039	FLORIDA COMMERCE	Payment of Invoice 000047	-175.00	-175.00	0.00
10/30/2025	Payment	1041	STRALEY ROBIN VERICKER	Check for Vendor V00009	-105.00	-105.00	0.00
11/28/2025		JE000058	Bank Fees	Service Charges	-169.65	-169.65	0.00
Total Checks					-19,964.03	-19,964.03	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
11/25/2025	Payment	1042	STRALEY ROBIN VERICKER	Check for Vendor V00009			-187.50
Total Outstanding Checks							-187.50
Outstanding Deposits							
Total Outstanding Deposits							

*Northridge
Community
Development
District*

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2025				TOTAL
	GENERAL FUND	SERIES 2025 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	
ASSETS					
Cash In Bank	\$ 5,376	\$ -	\$ -	\$ -	\$ 5,376
Accounts Receivable	10,000	-	-	-	10,000
Investments:					
Construction Fund	-	-	3,527,678	-	3,527,678
Reserve Fund	-	1,352,976	-	-	1,352,976
Revenue Fund	-	7,312	-	-	7,312
Amount To Be Provided	-	-	-	19,000,000	19,000,000
TOTAL ASSETS	\$ 15,376	\$ 1,360,288	\$ 3,527,678	\$ 19,000,000	\$ 23,903,342
LIABILITIES					
Accounts Payable	\$ 5,004	\$ -	\$ -	\$ -	\$ 5,004
Bonds Payable - Series 2025	-	-	-	19,000,000	19,000,000
TOTAL LIABILITIES	5,004	-	-	19,000,000	19,005,004
FUND BALANCES					
Restricted for:					
Debt Service	-	1,360,288	-	-	1,360,288
Capital Projects	-	-	3,527,678	-	3,527,678
Unassigned:	10,372	-	-	-	10,372
TOTAL FUND BALANCES	10,372	1,360,288	3,527,678	-	4,898,338
TOTAL LIABILITIES & FUND BALANCES	\$ 15,376	\$ 1,360,288	\$ 3,527,678	\$ 19,000,000	\$ 23,903,342

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 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>				
Interest - Investments	\$ -	\$ 74	\$ 74	0.00%
Developer Contribution	950,900	20,000	(930,900)	2.10%
TOTAL REVENUES	950,900	20,074	(930,826)	2.11%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	-	12,000	0.00%
Construction Accounting	6,100	-	6,100	0.00%
Dissemination Agent/Reporting	7,000	1,250	5,750	17.86%
Field Management	15,000	-	15,000	0.00%
ProfServ - Info Technology	600	-	600	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	1,250	3,750	25.00%
District Counsel	12,500	898	11,602	7.18%
District Engineer	15,000	-	15,000	0.00%
District Management	25,000	6,250	18,750	25.00%
Accounting Services	17,500	4,375	13,125	25.00%
Auditing Services	5,500	-	5,500	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Mailings	200	-	200	0.00%
Postage, Phone, Faxes, Copies	500	1	499	0.20%
Rental and Leases	600	163	437	27.17%
General Liability	9,500	2,915	6,585	30.68%
Public Officials Insurance	7,500	2,385	5,115	31.80%
Property & Casualty Insurance	28,000	-	28,000	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	485	(285)	242.50%
Financial & Revenue Collections	5,000	1,250	3,750	25.00%
Website Admin Services	1,500	375	1,125	25.00%
Misc Admin	325	-	325	0.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	189,400	21,772	167,628	11.50%
<u>Utility Services</u>				
Electric Utility Services	25,000	-	25,000	0.00%
Street Lights	180,000	-	180,000	0.00%
Water/Waste	18,500	-	18,500	0.00%
Total Utility Services	223,500	-	223,500	0.00%

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 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>				
Annual Stormwater Report	2,500	-	2,500	0.00%
Landscape Maintenance - Contract	330,000	-	330,000	0.00%
Garbage Dumpster - Rental/Collection	2,400	-	2,400	0.00%
Landscaping - Annuals	8,000	-	8,000	0.00%
Landscaping - Mulch	7,500	-	7,500	0.00%
Landscaping - R&M	15,000	-	15,000	0.00%
Landscaping - Plant Replacement Program	25,000	-	25,000	0.00%
Debris Cleanup	3,500	-	3,500	0.00%
Irrigation Maintenance	7,500	-	7,500	0.00%
Misc Contingency	3,500	-	3,500	0.00%
Total Maintenance and Landscaping	404,900	-	404,900	0.00%
<u>Amenities</u>				
Pool Monitor	40,000	-	40,000	0.00%
Janitorial - Contract	12,000	-	12,000	0.00%
Pool Maintenance - Contract	15,000	-	15,000	0.00%
Amenity Pest Control	2,400	-	2,400	0.00%
Security Monitoring Services	1,200	-	1,200	0.00%
Stormwater System R&M	2,500	-	2,500	0.00%
Facility A/C & Heating Maintenance & Repair	2,500	-	2,500	0.00%
Entrance Monuments, Gates, Walls R&M	2,500	-	2,500	0.00%
Amenity Camera R&M	1,500	-	1,500	0.00%
Amenity R&M	6,000	-	6,000	0.00%
Sidewalk, Pavement, Signage R&M	7,500	-	7,500	0.00%
Pool Treatments & Other R&M	5,000	-	5,000	0.00%
Playground Equipment	2,500	-	2,500	0.00%
Access Control R&M	8,500	-	8,500	0.00%
Holiday Decorations	12,000	-	12,000	0.00%
Key Card Distribution	500	-	500	0.00%
Misc	2,500	-	2,500	0.00%
Janitorial - Supplies/Other	5,000	-	5,000	0.00%
Dog Waste Station Service and Supplies	1,500	-	1,500	0.00%
Amenity Furniture R&M	2,500	-	2,500	0.00%
Total Amenities	133,100	-	133,100	0.00%
TOTAL EXPENDITURES	950,900	21,772	929,128	2.29%

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 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
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,698)	(1,698)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		12,070		
FUND BALANCE, ENDING		<u>\$ 10,372</u>		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2025 Debt Service Fund (200)
(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	\$ -	\$ 15,562	\$ 15,562	0.00%
Special Assmnts- Tax Collector	992,400	-	(992,400)	0.00%
TOTAL REVENUES	992,400	15,562	(976,838)	1.57%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	255,000	-	255,000	0.00%
Interest Expense	1,000,154	449,611	550,543	44.95%
Total Debt Service	1,255,154	449,611	805,543	35.82%
TOTAL EXPENDITURES	1,255,154	449,611	805,543	35.82%
Excess (deficiency) of revenues Over (under) expenditures	(262,754)	(434,049)	(171,295)	165.19%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(12,568)	(12,568)	0.00%
Contribution to (Use of) Fund Balance	(262,754)	-	262,754	0.00%
TOTAL FINANCING SOURCES (USES)	(262,754)	(12,568)	250,186	4.78%
Net change in fund balance	<u>\$ (262,754)</u>	<u>\$ (446,617)</u>	<u>\$ 341,645</u>	<u>169.98%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,806,905		
FUND BALANCE, ENDING		<u>\$ 1,360,288</u>		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2025 Capital Projects Fund (300)
(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	\$ -	\$ 50,406	\$ 50,406	0.00%
TOTAL REVENUES	-	50,406	50,406	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	3,138,303	(3,138,303)	0.00%
Total Construction In Progress	-	3,138,303	(3,138,303)	0.00%
TOTAL EXPENDITURES	-	3,138,303	(3,138,303)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(3,087,897)	(3,087,897)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	12,568	12,568	0.00%
TOTAL FINANCING SOURCES (USES)	-	12,568	12,568	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ (3,075,329)</u>	<u>\$ (3,075,329)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		6,603,007		
FUND BALANCE, ENDING		<u>\$ 3,527,678</u>		

Bank Account Statement

Northridge CDD

Bank Account No. 0006
Statement No. 25_12

Statement Date 12/31/2025

G/L Account No. 101000 Balance	5,376.27	Statement Balance	5,376.27
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	5,376.27	Subtotal	5,376.27
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	5,376.27	Ending Balance	5,376.27

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/31/2025		JE000070	Interest - Investments	Interest Earned	10.59	10.59	0.00
Total Deposits					10.59	10.59	0.00
Checks							
							0.00
11/25/2025	Payment	1042	STRALEY ROBIN VERICKER	Check for Vendor V00009	-187.50	-187.50	0.00
12/03/2025	Payment	1043	INFRAMARK LLC	Check for Vendor V00008	-4,916.67	-4,916.67	0.00
12/11/2025	Payment	1044	INFRAMARK LLC	Check for Vendor V00008	-4,916.67	-4,916.67	0.00
12/31/2025		JE000069	Bank Fees	Service Charges	-160.47	-160.47	0.00
Total Checks					-10,181.31	-10,181.31	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

*Northridge
Community
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Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2025				TOTAL
	GENERAL FUND	SERIES 2025 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	
ASSETS					
Cash In Bank	\$ 5,310	\$ -	\$ -	\$ -	\$ 5,310
Investments:					
Construction Fund	-	-	3,541,827	-	3,541,827
Reserve Fund	-	1,352,976	-	-	1,352,976
Revenue Fund	-	7,333	-	-	7,333
Amount To Be Provided	-	-	-	19,000,000	19,000,000
TOTAL ASSETS	\$ 5,310	\$ 1,360,309	\$ 3,541,827	\$ 19,000,000	\$ 23,907,446
LIABILITIES					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Bonds Payable - Series 2025	-	-	-	19,000,000	19,000,000
TOTAL LIABILITIES	-	-	-	19,000,000	19,000,000
FUND BALANCES					
Restricted for:					
Debt Service	-	1,360,309	-	-	1,360,309
Capital Projects	-	-	3,541,827	-	3,541,827
Unassigned:	5,310	-	-	-	5,310
TOTAL FUND BALANCES	5,310	1,360,309	3,541,827	-	4,907,446
TOTAL LIABILITIES & FUND BALANCES	\$ 5,310	\$ 1,360,309	\$ 3,541,827	\$ 19,000,000	\$ 23,907,446

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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	\$ -	\$ 88	\$ 88	0.00%
Developer Contribution	950,900	20,000	(930,900)	2.10%
TOTAL REVENUES	950,900	20,088	(930,812)	2.11%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	-	12,000	0.00%
Construction Accounting	6,100	-	6,100	0.00%
Dissemination Agent/Reporting	7,000	1,667	5,333	23.81%
Field Management	15,000	-	15,000	0.00%
ProfServ - Info Technology	600	-	600	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	1,667	3,333	33.34%
District Counsel	12,500	898	11,602	7.18%
District Engineer	15,000	-	15,000	0.00%
District Management	25,000	8,333	16,667	33.33%
Accounting Services	17,500	5,833	11,667	33.33%
Auditing Services	5,500	-	5,500	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Mailings	200	-	200	0.00%
Postage, Phone, Faxes, Copies	500	1	499	0.20%
Rental and Leases	600	163	437	27.17%
General Liability	9,500	2,915	6,585	30.68%
Public Officials Insurance	7,500	2,385	5,115	31.80%
Property & Casualty Insurance	28,000	-	28,000	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	644	(444)	322.00%
Financial & Revenue Collections	5,000	1,667	3,333	33.34%
Website Admin Services	1,500	500	1,000	33.33%
Misc Admin	325	-	325	0.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	189,400	26,848	162,552	14.18%

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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>Utility Services</u>				
Electric Utility Services	25,000	-	25,000	0.00%
Street Lights	180,000	-	180,000	0.00%
Water/Waste	18,500	-	18,500	0.00%
Total Utility Services	223,500	-	223,500	0.00%
<u>Maintenance and Landscaping</u>				
Annual Stormwater Report	2,500	-	2,500	0.00%
Landscape Maintenance - Contract	330,000	-	330,000	0.00%
Garbage Dumpster - Rental/Collection	2,400	-	2,400	0.00%
Landscaping - Annuals	8,000	-	8,000	0.00%
Landscaping - Mulch	7,500	-	7,500	0.00%
Landscaping - R&M	15,000	-	15,000	0.00%
Landscaping - Plant Replacement Program	25,000	-	25,000	0.00%
Debris Cleanup	3,500	-	3,500	0.00%
Irrigation Maintenance	7,500	-	7,500	0.00%
Misc Contingency	3,500	-	3,500	0.00%
Total Maintenance and Landscaping	404,900	-	404,900	0.00%
<u>Amenities</u>				
Pool Monitor	40,000	-	40,000	0.00%
Janitorial - Contract	12,000	-	12,000	0.00%
Pool Maintenance - Contract	15,000	-	15,000	0.00%
Amenity Pest Control	2,400	-	2,400	0.00%
Security Monitoring Services	1,200	-	1,200	0.00%
Stormwater System R&M	2,500	-	2,500	0.00%
Facility A/C & Heating Maintenance & Repair	2,500	-	2,500	0.00%
Entrance Monuments, Gates, Walls R&M	2,500	-	2,500	0.00%
Amenity Camera R&M	1,500	-	1,500	0.00%
Amenity R&M	6,000	-	6,000	0.00%
Sidewalk, Pavement, Signage R&M	7,500	-	7,500	0.00%
Pool Treatments & Other R&M	5,000	-	5,000	0.00%
Playground Equipment	2,500	-	2,500	0.00%
Access Control R&M	8,500	-	8,500	0.00%
Holiday Decorations	12,000	-	12,000	0.00%
Key Card Distribution	500	-	500	0.00%
Misc	2,500	-	2,500	0.00%
Janitorial - Supplies/Other	5,000	-	5,000	0.00%

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
Dog Waste Station Service and Supplies	1,500	-	1,500	0.00%
Amenity Furniture R&M	2,500	-	2,500	0.00%
Total Amenities	<u>133,100</u>	<u>-</u>	<u>133,100</u>	<u>0.00%</u>
TOTAL EXPENDITURES	950,900	26,848	924,052	2.82%
Excess (deficiency) of revenues Over (under) expenditures	<u>-</u>	<u>(6,760)</u>	<u>(6,760)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		12,070		
FUND BALANCE, ENDING		<u>\$ 5,310</u>		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
Series 2025 Debt Service Fund (200)
(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	\$ -	\$ 19,505	\$ 19,505	0.00%
Special Assmnts- Tax Collector	992,400	-	(992,400)	0.00%
TOTAL REVENUES	992,400	19,505	(972,895)	1.97%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	255,000	-	255,000	0.00%
Interest Expense	1,000,154	449,611	550,543	44.95%
Total Debt Service	1,255,154	449,611	805,543	35.82%
TOTAL EXPENDITURES	1,255,154	449,611	805,543	35.82%
Excess (deficiency) of revenues Over (under) expenditures	(262,754)	(430,106)	(167,352)	163.69%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(16,490)	(16,490)	0.00%
Contribution to (Use of) Fund Balance	(262,754)	-	262,754	0.00%
TOTAL FINANCING SOURCES (USES)	(262,754)	(16,490)	246,264	6.28%
Net change in fund balance	<u>\$ (262,754)</u>	<u>\$ (446,596)</u>	<u>\$ 341,666</u>	<u>169.97%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,806,905		
FUND BALANCE, ENDING		<u>\$ 1,360,309</u>		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
Series 2025 Capital Projects Fund (300)
(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	\$ -	\$ 60,633	\$ 60,633	0.00%
TOTAL REVENUES	-	60,633	60,633	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	3,138,303	(3,138,303)	0.00%
Total Construction In Progress	-	3,138,303	(3,138,303)	0.00%
TOTAL EXPENDITURES	-	3,138,303	(3,138,303)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(3,077,670)	(3,077,670)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	16,490	16,490	0.00%
TOTAL FINANCING SOURCES (USES)	-	16,490	16,490	0.00%
Net change in fund balance	\$ -	\$ (3,061,180)	\$ (3,061,180)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		6,603,007		
FUND BALANCE, ENDING		\$ 3,541,827		

Bank Account Statement

Northridge CDD

Bank Account No. 0006
Statement No. 26_01

Statement Date 01/31/2026

G/L Account No. 101000 Balance	5,309.79	Statement Balance	5,309.79
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	5,309.79	Subtotal	5,309.79
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	5,309.79	Ending Balance	5,309.79

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/12/2026		JE000068	Accounts Receivable	Northridge 829, LLC - Ck #0040255 01/07/2026 - NR	10,000.00	10,000.00	0.00
01/31/2026		JE000080	Interest - Investments	Interest Earned	13.35	13.35	0.00
Total Deposits					10,013.35	10,013.35	0.00
Checks							
							0.00
01/09/2026	Payment	1045	STRALEY ROBIN VERICKER	Check for Vendor V00009	-87.50	-87.50	0.00
01/13/2026	Payment	1046	INFRAMARK LLC	Check for Vendor V00008	-4,916.67	-4,916.67	0.00
01/26/2026	Payment	1047	INFRAMARK LLC	Check for Vendor V00008	-4,916.67	-4,916.67	0.00
01/31/2026		JE000081	Bank Fees	Service Charges	-158.99	-158.99	0.00
Total Checks					-10,079.83	-10,079.83	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

*Northridge
Community
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Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2025		TOTAL
			CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	
ASSETS					
Cash In Bank	\$ 8,635	\$ -	\$ -	\$ -	\$ 8,635
Investments:					
Construction Fund	-	-	3,164,930	-	3,164,930
Reserve Fund	-	1,352,976	-	-	1,352,976
Revenue Fund	-	7,354	-	-	7,354
Amount To Be Provided	-	-	-	19,000,000	19,000,000
TOTAL ASSETS	\$ 8,635	\$ 1,360,330	\$ 3,164,930	\$ 19,000,000	\$ 23,533,895
LIABILITIES					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Bonds Payable - Series 2025	-	-	-	19,000,000	19,000,000
TOTAL LIABILITIES	-	-	-	19,000,000	19,000,000
FUND BALANCES					
Restricted for:					
Debt Service	-	1,360,330	-	-	1,360,330
Capital Projects	-	-	3,164,930	-	3,164,930
Unassigned:	8,635	-	-	-	8,635
TOTAL FUND BALANCES	8,635	1,360,330	3,164,930	-	4,533,895
TOTAL LIABILITIES & FUND BALANCES	\$ 8,635	\$ 1,360,330	\$ 3,164,930	\$ 19,000,000	\$ 23,533,895

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 97	\$ 97	0.00%
Developer Contribution	950,900	30,000	(920,900)	3.15%
TOTAL REVENUES	950,900	30,097	(920,803)	3.17%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	-	12,000	0.00%
Construction Accounting	6,100	-	6,100	0.00%
Dissemination Agent/Reporting	7,000	2,083	4,917	29.76%
Field Management	15,000	-	15,000	0.00%
ProfServ - Info Technology	600	-	600	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	2,083	2,917	41.66%
District Counsel	12,500	898	11,602	7.18%
District Engineer	15,000	-	15,000	0.00%
District Management	25,000	10,417	14,583	41.67%
Accounting Services	17,500	7,292	10,208	41.67%
Auditing Services	5,500	-	5,500	0.00%
Website ADA Compliance	1,600	1,613	(13)	100.81%
Mailings	200	-	200	0.00%
Postage, Phone, Faxes, Copies	500	1	499	0.20%
Rental and Leases	600	163	437	27.17%
General Liability	9,500	2,915	6,585	30.68%
Public Officials Insurance	7,500	2,385	5,115	31.80%
Property & Casualty Insurance	28,000	-	28,000	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	799	(599)	399.50%
Financial & Revenue Collections	5,000	2,083	2,917	41.66%
Website Admin Services	1,500	625	875	41.67%
Misc Admin	325	-	325	0.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	189,400	33,532	155,868	17.70%
Utility Services				
Electric Utility Services	25,000	-	25,000	0.00%
Street Lights	180,000	-	180,000	0.00%
Water/Waste	18,500	-	18,500	0.00%
Total Utility Services	223,500	-	223,500	0.00%

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>Maintenance and Landscaping</u>				
Annual Stormwater Report	2,500	-	2,500	0.00%
Landscape Maintenance - Contract	330,000	-	330,000	0.00%
Garbage Dumpster - Rental/Collection	2,400	-	2,400	0.00%
Landscaping - Annuals	8,000	-	8,000	0.00%
Landscaping - Mulch	7,500	-	7,500	0.00%
Landscaping - R&M	15,000	-	15,000	0.00%
Landscaping - Plant Replacement Program	25,000	-	25,000	0.00%
Debris Cleanup	3,500	-	3,500	0.00%
Irrigation Maintenance	7,500	-	7,500	0.00%
Misc Contingency	3,500	-	3,500	0.00%
Total Maintenance and Landscaping	404,900	-	404,900	0.00%
<u>Amenities</u>				
Pool Monitor	40,000	-	40,000	0.00%
Janitorial - Contract	12,000	-	12,000	0.00%
Pool Maintenance - Contract	15,000	-	15,000	0.00%
Amenity Pest Control	2,400	-	2,400	0.00%
Security Monitoring Services	1,200	-	1,200	0.00%
Stormwater System R&M	2,500	-	2,500	0.00%
Facility A/C & Heating Maintenance & Repair	2,500	-	2,500	0.00%
Entrance Monuments, Gates, Walls R&M	2,500	-	2,500	0.00%
Amenity Camera R&M	1,500	-	1,500	0.00%
Amenity R&M	6,000	-	6,000	0.00%
Sidewalk, Pavement, Signage R&M	7,500	-	7,500	0.00%
Pool Treatments & Other R&M	5,000	-	5,000	0.00%
Playground Equipment	2,500	-	2,500	0.00%
Access Control R&M	8,500	-	8,500	0.00%
Holiday Decorations	12,000	-	12,000	0.00%
Key Card Distribution	500	-	500	0.00%
Misc	2,500	-	2,500	0.00%
Janitorial - Supplies/Other	5,000	-	5,000	0.00%
Dog Waste Station Service and Supplies	1,500	-	1,500	0.00%
Amenity Furniture R&M	2,500	-	2,500	0.00%
Total Amenities	133,100	-	133,100	0.00%
TOTAL EXPENDITURES	950,900	33,532	917,368	3.53%

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,435)	(3,435)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		12,070		
FUND BALANCE, ENDING		<u>\$ 8,635</u>		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
Series 2025 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 23,341	\$ 23,341	0.00%
Special Assmnts- Tax Collector	992,400	-	(992,400)	0.00%
TOTAL REVENUES	992,400	23,341	(969,059)	2.35%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	255,000	-	255,000	0.00%
Interest Expense	1,000,154	449,611	550,543	44.95%
Total Debt Service	1,255,154	449,611	805,543	35.82%
TOTAL EXPENDITURES	1,255,154	449,611	805,543	35.82%
Excess (deficiency) of revenues Over (under) expenditures	(262,754)	(426,270)	(163,516)	162.23%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(20,305)	(20,305)	0.00%
Contribution to (Use of) Fund Balance	(262,754)	-	262,754	0.00%
TOTAL FINANCING SOURCES (USES)	(262,754)	(20,305)	242,449	7.73%
Net change in fund balance	\$ (262,754)	\$ (446,575)	\$ 341,687	169.96%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,806,905		
FUND BALANCE, ENDING		\$ 1,360,330		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
Series 2025 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 70,613	\$ 70,613	0.00%
TOTAL REVENUES	-	70,613	70,613	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	3,528,995	(3,528,995)	0.00%
Total Construction In Progress	-	3,528,995	(3,528,995)	0.00%
TOTAL EXPENDITURES	-	3,528,995	(3,528,995)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(3,458,382)	(3,458,382)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	20,305	20,305	0.00%
TOTAL FINANCING SOURCES (USES)	-	20,305	20,305	0.00%
Net change in fund balance	\$ -	\$ (3,438,077)	\$ (3,438,077)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		6,603,007		
FUND BALANCE, ENDING		\$ 3,164,930		

Bank Account Statement

Northridge CDD

Bank Account No. 0006
Statement No. 26_02

Statement Date 02/28/2026

G/L Account No. 101000 Balance	8,634.83	Statement Balance	8,634.83
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	8,634.83	Subtotal	8,634.83
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	8,634.83	Ending Balance	8,634.83

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/18/2026		JE000079	Accounts Receivable	Northridge 829, LLC - Ck #0040269 02/12/2026 - NR	10,000.00	10,000.00	0.00
02/28/2026		JE000083	Interest - Investments	Interest Earned	9.76	9.76	0.00
Total Deposits					10,009.76	10,009.76	0.00
Checks							
							0.00
02/19/2026	Payment	1049	SCHOOLSTATUS, LLC	Check for Vendor V00007	-1,613.00	-1,613.00	0.00
02/19/2026	Payment	1050	INFRAMARK LLC	Check for Vendor V00008	-4,916.67	-4,916.67	0.00
02/28/2026		JE000082	Bank Fees	Service Charges	-155.05	-155.05	0.00
Total Checks					-6,684.72	-6,684.72	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

*Northridge
Community
Development
District*

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2025				TOTAL
	GENERAL FUND	SERIES 2025 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	
<u>ASSETS</u>					
Cash In Bank	\$ 3,261	\$ -	\$ -	\$ -	\$ 3,261
Accounts Receivable	14,000	-	-	-	14,000
Investments:					
Construction Fund	-	-	2,974,018	-	2,974,018
Reserve Fund	-	1,352,976	-	-	1,352,976
Revenue Fund	-	7,373	-	-	7,373
Amount To Be Provided	-	-	-	19,000,000	19,000,000
TOTAL ASSETS	\$ 17,261	\$ 1,360,349	\$ 2,974,018	\$ 19,000,000	\$ 23,351,628
<u>LIABILITIES</u>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Bonds Payable - Series 2025	-	-	-	19,000,000	19,000,000
TOTAL LIABILITIES	-	-	-	19,000,000	19,000,000
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	1,360,349	-	-	1,360,349
Capital Projects	-	-	2,974,018	-	2,974,018
Unassigned:	17,261	-	-	-	17,261
TOTAL FUND BALANCES	17,261	1,360,349	2,974,018	-	4,351,628
TOTAL LIABILITIES & FUND BALANCES	\$ 17,261	\$ 1,360,349	\$ 2,974,018	\$ 19,000,000	\$ 23,351,628

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 104	\$ 104	0.00%
Developer Contribution	950,900	44,000	(906,900)	4.63%
TOTAL REVENUES	950,900	44,104	(906,796)	4.64%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	-	12,000	0.00%
Construction Accounting	6,100	-	6,100	0.00%
Dissemination Agent/Reporting	7,000	2,500	4,500	35.71%
Field Management	15,000	-	15,000	0.00%
ProfServ - Info Technology	600	-	600	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	2,500	2,500	50.00%
District Counsel	12,500	1,213	11,287	9.70%
District Engineer	15,000	-	15,000	0.00%
District Management	25,000	12,500	12,500	50.00%
Accounting Services	17,500	8,750	8,750	50.00%
Auditing Services	5,500	-	5,500	0.00%
Website ADA Compliance	1,600	1,613	(13)	100.81%
Mailings	200	-	200	0.00%
Postage, Phone, Faxes, Copies	500	1	499	0.20%
Rental and Leases	600	163	437	27.17%
General Liability	9,500	2,915	6,585	30.68%
Public Officials Insurance	7,500	2,385	5,115	31.80%
Property & Casualty Insurance	28,000	-	28,000	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	948	(748)	474.00%
Financial & Revenue Collections	5,000	2,500	2,500	50.00%
Website Admin Services	1,500	750	750	50.00%
Misc Admin	325	-	325	0.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	189,400	38,913	150,487	20.55%
<u>Utility Services</u>				
Electric Utility Services	25,000	-	25,000	0.00%
Street Lights	180,000	-	180,000	0.00%
Water/Waste	18,500	-	18,500	0.00%
Total Utility Services	223,500	-	223,500	0.00%

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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>Maintenance and Landscaping</u>				
Annual Stormwater Report	2,500	-	2,500	0.00%
Landscape Maintenance - Contract	330,000	-	330,000	0.00%
Garbage Dumpster - Rental/Collection	2,400	-	2,400	0.00%
Landscaping - Annuals	8,000	-	8,000	0.00%
Landscaping - Mulch	7,500	-	7,500	0.00%
Landscaping - R&M	15,000	-	15,000	0.00%
Landscaping - Plant Replacement Program	25,000	-	25,000	0.00%
Debris Cleanup	3,500	-	3,500	0.00%
Irrigation Maintenance	7,500	-	7,500	0.00%
Misc Contingency	3,500	-	3,500	0.00%
Total Maintenance and Landscaping	404,900	-	404,900	0.00%
<u>Amenities</u>				
Pool Monitor	40,000	-	40,000	0.00%
Janitorial - Contract	12,000	-	12,000	0.00%
Pool Maintenance - Contract	15,000	-	15,000	0.00%
Amenity Pest Control	2,400	-	2,400	0.00%
Security Monitoring Services	1,200	-	1,200	0.00%
Stormwater System R&M	2,500	-	2,500	0.00%
Facility A/C & Heating Maintenance & Repair	2,500	-	2,500	0.00%
Entrance Monuments, Gates, Walls R&M	2,500	-	2,500	0.00%
Amenity Camera R&M	1,500	-	1,500	0.00%
Amenity R&M	6,000	-	6,000	0.00%
Sidewalk, Pavement, Signage R&M	7,500	-	7,500	0.00%
Pool Treatments & Other R&M	5,000	-	5,000	0.00%
Playground Equipment	2,500	-	2,500	0.00%
Access Control R&M	8,500	-	8,500	0.00%
Holiday Decorations	12,000	-	12,000	0.00%
Key Card Distribution	500	-	500	0.00%
Misc	2,500	-	2,500	0.00%
Janitorial - Supplies/Other	5,000	-	5,000	0.00%
Dog Waste Station Service and Supplies	1,500	-	1,500	0.00%
Amenity Furniture R&M	2,500	-	2,500	0.00%
Total Amenities	133,100	-	133,100	0.00%
TOTAL EXPENDITURES	950,900	38,913	911,987	4.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,191	5,191	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		12,070		
FUND BALANCE, ENDING		\$ 17,261		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
Series 2025 Debt Service Fund (200)
(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	\$ -	\$ 26,784	\$ 26,784	0.00%
Special Assmnts- Tax Collector	992,400	-	(992,400)	0.00%
TOTAL REVENUES	992,400	26,784	(965,616)	2.70%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	255,000	-	255,000	0.00%
Interest Expense	1,000,154	449,611	550,543	44.95%
Total Debt Service	1,255,154	449,611	805,543	35.82%
TOTAL EXPENDITURES	1,255,154	449,611	805,543	35.82%
Excess (deficiency) of revenues Over (under) expenditures	(262,754)	(422,827)	(160,073)	160.92%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(23,729)	(23,729)	0.00%
Contribution to (Use of) Fund Balance	(262,754)	-	262,754	0.00%
TOTAL FINANCING SOURCES (USES)	(262,754)	(23,729)	239,025	9.03%
Net change in fund balance	<u>\$ (262,754)</u>	<u>\$ (446,556)</u>	<u>\$ 341,706</u>	<u>169.95%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,806,905		
FUND BALANCE, ENDING		<u>\$ 1,360,349</u>		

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
Series 2025 Capital Projects Fund (300)
(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	\$ -	\$ 82,643	\$ 82,643	0.00%
TOTAL REVENUES	-	82,643	82,643	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	3,731,937	(3,731,937)	0.00%
Total Construction In Progress	-	3,731,937	(3,731,937)	0.00%
TOTAL EXPENDITURES	-	3,731,937	(3,731,937)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(3,649,294)	(3,649,294)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	20,305	20,305	0.00%
TOTAL FINANCING SOURCES (USES)	-	20,305	20,305	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ (3,628,989)</u>	<u>\$ (3,628,989)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		6,603,007		
FUND BALANCE, ENDING		<u>\$ 2,974,018</u>		

Bank Account Statement

Northridge CDD

Sunday, April 19, 2026

Page 1

JSTEWART2

Bank Account No. 0006

Statement No. 26_03

Statement Date

03/31/2026

G/L Account No. 101000 Balance	3,261.03	Statement Balance	3,261.03
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	3,261.03
Subtotal	3,261.03	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	3,261.03
Ending G/L Balance	3,261.03		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
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NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1020	07/09/25	V00009	STRALEY ROBIN VERICKER	26752	05/31 - Legal Services	Legal Services through 05/31	531146-51301	\$2,477.50
001	1022	07/17/25	V00004	JAMES B. HOWELL	JH-051925	BOARD 5/19/25	Supervisor Fees	511100-51301	\$200.00
001	1023	07/17/25	V00005	BUSINESS OBSERVER, INC.	25-01403P	07/11 - Legal Advertising	Legal Advertising	548002-51301	\$133.44
001	1024	07/23/25	V00005	BUSINESS OBSERVER, INC.	25-01452P	07/18 - Legal Advertising	Legal Advertising	548002-51301	\$76.56
001	1026	07/24/25	V00003	PETER A. ALTMAN	PA-021025	BOARD 2/10/25	Supervisor Fees	511100-51301	\$200.00
001	1027	07/24/25	V00004	JAMES B. HOWELL	JH-021025	BOARD 2/10/25	Supervisor Fees	511100-51301	\$200.00

Fund Total **\$3,287.50**

Total Checks Paid **\$3,287.50**

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1028	08/06/25	V00008	INFRAMARK LLC	155354	Inframark Management Inv - August 25	Management Services - Aug 25	531151-51301	\$2,083.33
001	1028	08/06/25	V00008	INFRAMARK LLC	155354	Inframark Management Inv - August 25	Website Maintenance - Aug 25	549936-51301	\$125.00
001	1028	08/06/25	V00008	INFRAMARK LLC	155354	Inframark Management Inv - August 25	Accounting Services - August 25	532001-51301	\$1,458.33
001	1028	08/06/25	V00008	INFRAMARK LLC	155354	Inframark Management Inv - August 25	Financial / Revenue Collections - Aug 25	549150-51301	\$291.67
001	1028	08/06/25	V00008	INFRAMARK LLC	155354	Inframark Management Inv - August 25	Dissemination Services - August 25	531012-51301	\$416.67
001	1028	08/06/25	V00008	INFRAMARK LLC	155354	Inframark Management Inv - August 25	Assessment Roll - Aug 25	531141-51301	\$416.67
001	1029	08/06/25	V00009	STRALEY ROBIN VERICKER	26918	DISTRICT COUNSEL JUNE 2025	DISTRICT COUNSEL	531146-51301	\$987.50
001	1030	08/25/25	V00003	PETER A. ALTMAN	PA-051925	BOARD 5/19/25	Supervisor Fees	511100-51301	\$200.00
001	1031	08/25/25	V00008	INFRAMARK LLC	147172	Inframark Management Inv - April 25	Accounting Services - April 25	532001-51301	\$1,000.00
001	1031	08/25/25	V00008	INFRAMARK LLC	147172	Inframark Management Inv - April 25	Accounting Services - April 25	531151-51301	\$2,083.33
001	1031	08/25/25	V00008	INFRAMARK LLC	147172	Inframark Management Inv - April 25	Website Maintenance/Admin - April 25	549936-51301	\$125.00
001	1031	08/25/25	V00008	INFRAMARK LLC	147172	Inframark Management Inv - April 25	Accounting Services - Retrobilling March 25	532001-51301	\$1,000.00
001	1031	08/25/25	V00008	INFRAMARK LLC	147172	Inframark Management Inv - April 25	District Management Retrobilling March 25	531151-51301	\$2,083.33
001	1031	08/25/25	V00008	INFRAMARK LLC	147172	Inframark Management Inv - April 25	Website Maintenance / Admin Retrobilling March 25	549936-51301	\$125.00
001	1031	08/25/25	V00008	INFRAMARK LLC	149124	Inframark Management Inv - May 25	District Management May 25	531151-51301	\$2,083.33
001	1031	08/25/25	V00008	INFRAMARK LLC	149124	Inframark Management Inv - May 25	Website Maintenance / Admin - May 25	549936-51301	\$125.00
001	1031	08/25/25	V00008	INFRAMARK LLC	150861	Inframark Management Inv - June 25	District Management June 25	531151-51301	\$2,083.33
001	1031	08/25/25	V00008	INFRAMARK LLC	150861	Inframark Management Inv - June 25	Website Administration	549936-51301	\$125.00
001	1031	08/25/25	V00008	INFRAMARK LLC	151889	Inframark Management Inv - May 25	May 25 - Conference Room Rental	544025-51301	\$252.05
001	1031	08/25/25	V00008	INFRAMARK LLC	151889	Inframark Management Inv - May 25	May 25 - Postage / Copies	541024-51301	\$54.00
001	1031	08/25/25	V00008	INFRAMARK LLC	153064	Inframark Management Inv - July 25	District Management July 25	531151-51301	\$2,083.33
001	1031	08/25/25	V00008	INFRAMARK LLC	153064	Inframark Management Inv - July 25	Website Maintenance - July 25	549936-51301	\$125.00
001	1031	08/25/25	V00008	INFRAMARK LLC	153064	Inframark Management Inv - July 25	Accounting Services - July 25	532001-51301	\$1,458.33
001	1031	08/25/25	V00008	INFRAMARK LLC	153064	Inframark Management Inv - July 25	Financial / Revenue Collections - July 25	549150-51301	\$291.67
001	1031	08/25/25	V00008	INFRAMARK LLC	153064	Inframark Management Inv - July 25	Dissemination Services - July 25	531012-51301	\$416.67
001	1031	08/25/25	V00008	INFRAMARK LLC	153064	Inframark Management Inv - July 25	Assessment Roll - July 25	531141-51301	\$416.67
001	1031	08/25/25	V00008	INFRAMARK LLC	153064	Inframark Management Inv - July 25	Accounting Services Retro - May 25	532001-51301	\$1,000.00
001	1031	08/25/25	V00008	INFRAMARK LLC	153064	Inframark Management Inv - July 25	Accounting Services Retro - June 25	532001-51301	\$1,458.33
001	1031	08/25/25	V00008	INFRAMARK LLC	153064	Inframark Management Inv - July 25	Financial / Revenue Collections Retro - June 25	549150-51301	\$291.67
001	1031	08/25/25	V00008	INFRAMARK LLC	153064	Inframark Management Inv - July 25	Dissemination Services Retro - June 25	531012-51301	\$416.67
001	1031	08/25/25	V00008	INFRAMARK LLC	153064	Inframark Management Inv - July 25	Assessment Roll Retro - June 25	531141-51301	\$416.67
Fund Total									\$25,493.55

Total Checks Paid	\$25,493.55
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NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1032	09/02/25	V00009	STRALEY ROBIN VERICKER	27075	DISTRICT COUNSEL JULY 2025	DISTRICT COUNSEL	531146-51301	\$510.00
001	1033	09/10/25	V00008	INFRAMARK LLC	158209	DISTRICT MANAGEMENT SEPTEMBER 2025	Sept 25 - Management Services	531151-51301	\$2,083.33
001	1033	09/10/25	V00008	INFRAMARK LLC	158209	DISTRICT MANAGEMENT SEPTEMBER 2025	Sept 25 - Website Maintenance	549936-51301	\$125.00
001	1033	09/10/25	V00008	INFRAMARK LLC	158209	DISTRICT MANAGEMENT SEPTEMBER 2025	Sept 25 - Accounting Services	532001-51301	\$1,458.33
001	1033	09/10/25	V00008	INFRAMARK LLC	158209	DISTRICT MANAGEMENT SEPTEMBER 2025	Sept 25 - Financial / Rev Collections	549150-51301	\$291.67
001	1033	09/10/25	V00008	INFRAMARK LLC	158209	DISTRICT MANAGEMENT SEPTEMBER 2025	Sept 25 - Dissemination Services	531012-51301	\$416.67
001	1033	09/10/25	V00008	INFRAMARK LLC	158209	DISTRICT MANAGEMENT SEPTEMBER 2025	Sept 25 - Assessment Roll	531141-51301	\$416.67
001	1034	09/22/25	V00010	EGIS INSURANCE & RISK ADVISORS	29030	INSURANCE POLICY 1001251214 10/01/25-10/01/26	INSURANCE	155100-51301	\$5,300.00
001	1035	09/24/25	V00003	PETER A. ALTMAN	PA-081125	BOARD 8/11/25	Supervisor Fees	511100-51301	\$200.00
001	1036	09/24/25	V00004	JAMES B. HOWELL	JH-081125	BOARD 8/11/25	Supervisor Fees	511100-51301	\$200.00
Fund Total									\$11,001.67

Total Checks Paid	\$11,001.67
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NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1037	10/01/25	V00011	TIMES PUBLISHING COMPANY	51347-092425	LEGAL ADVERTISING 09/24/25	LEGAL ADVERTISING	548002-51301	\$122.00
001	1038	10/17/25	V00009	STRALEY ROBIN VERICKER	27224	AUG 25-DISTRICT COUNSEL	DISTRICT COUNSEL SERVICES	531146-51301	\$517.50
001	1039	10/24/25	V00014	FLORIDA COMMERCE	93852	FY 26-DISTRICT FILING FEES	DISTRICT FILING FEES	554020-51301	\$175.00
001	1040	10/30/25	V00008	INFRAMARK LLC	159333	B/W AND COPIES 09/22/25	B/W COPIES	541024-51301	\$8.40
001	1040	10/30/25	V00008	INFRAMARK LLC	161835	Sept 25 - Inframark Management Invoice	Sept 25 - B/W Copies	541024-51301	\$1.35
001	1040	10/30/25	V00008	INFRAMARK LLC	161834	Sept 25 - Inframark Management Invoice	Sept 25 - Hotel Conference Room Rental	544025-51301	\$163.18
001	1041	10/30/25	V00009	STRALEY ROBIN VERICKER	27371	Through 09/30 - Legal Services	District Counsel	531146-51301	\$105.00
Fund Total									\$1,092.43

Total Checks Paid	\$1,092.43
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NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1042	11/25/25	STRALEY ROBIN VERICKER	27554	Through 10/31/25 - District Counsel	Through 10/31 - District Counsel	531146-51301	\$187.50
							Fund Total	\$187.50

Total Checks Paid	\$187.50
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NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1043	12/03/25	V00008	INFRAMARK LLC	160754	Inframark Management Inv - Oct 25	Oct 25 - District Management	531151-51301	\$2,083.33
001	1043	12/03/25	V00008	INFRAMARK LLC	160754	Inframark Management Inv - Oct 25	Oct 25 - Website Maintenance	549936-51301	\$125.00
001	1043	12/03/25	V00008	INFRAMARK LLC	160754	Inframark Management Inv - Oct 25	Oct 25 - Accounting Services	532001-51301	\$1,458.33
001	1043	12/03/25	V00008	INFRAMARK LLC	160754	Inframark Management Inv - Oct 25	Oct 25 - Financial / Revenue Collections	549150-51301	\$416.67
001	1043	12/03/25	V00008	INFRAMARK LLC	160754	Inframark Management Inv - Oct 25	Oct 25 - Dissemination Services	531012-51301	\$416.67
001	1043	12/03/25	V00008	INFRAMARK LLC	160754	Inframark Management Inv - Oct 25	Oct 25 - Assessment Roll	531141-51301	\$416.67
001	1044	12/11/25	V00008	INFRAMARK LLC	165723	Inframark Management Inv - Dec 25	Accounting Services - Dec 25	532001-51301	\$1,458.33
001	1044	12/11/25	V00008	INFRAMARK LLC	165723	Inframark Management Inv - Dec 25	Assessment Roll - Dec 25	531141-51301	\$416.67
001	1044	12/11/25	V00008	INFRAMARK LLC	165723	Inframark Management Inv - Dec 25	Dissemination Services - Dec 25	531012-51301	\$416.67
001	1044	12/11/25	V00008	INFRAMARK LLC	165723	Inframark Management Inv - Dec 25	District Management - Dec 25	531151-51301	\$2,083.33
001	1044	12/11/25	V00008	INFRAMARK LLC	165723	Inframark Management Inv - Dec 25	Financial / Revenue Collections - Dec 25	549150-51301	\$416.67
001	1044	12/11/25	V00008	INFRAMARK LLC	165723	Inframark Management Inv - Dec 25	Website Maintenance - Dec 25	549936-51301	\$125.00

Fund Total	\$9,833.34
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Total Checks Paid	\$9,833.34
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NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

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

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1045	01/09/26	V00009	STRALEY ROBIN VERICKER	27728	Legal - through 11/30/25	District Counsel	531146-51301	\$87.50
001	1046	01/13/26	V00008	INFRAMARK LLC	163596	Inframark Management Inv - Nov 25	Accounting Services - Nov 25	532001-51301	\$1,458.33
001	1046	01/13/26	V00008	INFRAMARK LLC	163596	Inframark Management Inv - Nov 25	Assessment Roll - Nov 25	531141-51301	\$416.67
001	1046	01/13/26	V00008	INFRAMARK LLC	163596	Inframark Management Inv - Nov 25	Dissemination Services - Nov 25	531012-51301	\$416.67
001	1046	01/13/26	V00008	INFRAMARK LLC	163596	Inframark Management Inv - Nov 25	District Management - Nov 25	531151-51301	\$2,083.33
001	1046	01/13/26	V00008	INFRAMARK LLC	163596	Inframark Management Inv - Nov 25	Financial & Revenue Collections - Nov 25	549150-51301	\$416.67
001	1046	01/13/26	V00008	INFRAMARK LLC	163596	Inframark Management Inv - Nov 25	Website Maintenance - Nov 25	549936-51301	\$125.00
001	1047	01/26/26	V00008	INFRAMARK LLC	167846	Inframark Management Inv - Jan 25	Jan 26 - Accounting Services	532001-51301	\$1,458.33
001	1047	01/26/26	V00008	INFRAMARK LLC	167846	Inframark Management Inv - Jan 25	Jan 26 - Assessment Roll	531141-51301	\$416.67
001	1047	01/26/26	V00008	INFRAMARK LLC	167846	Inframark Management Inv - Jan 25	Jan 26 - Dissemination Services	531012-51301	\$416.67
001	1047	01/26/26	V00008	INFRAMARK LLC	167846	Inframark Management Inv - Jan 25	Jan 26 - District Management	531151-51301	\$2,083.33
001	1047	01/26/26	V00008	INFRAMARK LLC	167846	Inframark Management Inv - Jan 25	Jan 26 - Financial & Revenue Collection	549150-51301	\$416.67
001	1047	01/26/26	V00008	INFRAMARK LLC	167846	Inframark Management Inv - Jan 25	Jan 26 - Website Maintenance	549936-51301	\$125.00
Fund Total									\$9,920.84

Total Checks Paid	\$9,920.84
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NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1049	02/19/26	V00007	SCHOOLSTATUS, LLC	INV-SS-6004	Annual Service Fee	Website ADA Compliance	534397-51301	\$1,613.00
001	1050	02/19/26	V00008	INFRAMARK LLC	170694	Inframark Management Inv - Feb 26	Accounting Services - Feb 26	532001-51301	\$1,458.33
001	1050	02/19/26	V00008	INFRAMARK LLC	170694	Inframark Management Inv - Feb 26	Assessment Roll - Feb 26	531141-51301	\$416.67
001	1050	02/19/26	V00008	INFRAMARK LLC	170694	Inframark Management Inv - Feb 26	Dissemination Services - Feb 26	531012-51301	\$416.67
001	1050	02/19/26	V00008	INFRAMARK LLC	170694	Inframark Management Inv - Feb 26	District Management - Feb 26	531151-51301	\$2,083.33
001	1050	02/19/26	V00008	INFRAMARK LLC	170694	Inframark Management Inv - Feb 26	Financial / Revenue Collections - Feb 26	549150-51301	\$416.67
001	1050	02/19/26	V00008	INFRAMARK LLC	170694	Inframark Management Inv - Feb 26	Website Maintenance - Feb 26	549936-51301	\$125.00
Fund Total									\$6,529.67

Total Checks Paid	\$6,529.67
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NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1052	03/06/26	INFRAMARK LLC	173092	MAR 2026-Inframark Management Inv	Accounting Services	532001-51301	\$1,458.33
001	1052	03/06/26	INFRAMARK LLC	173092	MAR 2026-Inframark Management Inv	Assessment Roll	531141-51301	\$416.67
001	1052	03/06/26	INFRAMARK LLC	173092	MAR 2026-Inframark Management Inv	Dissemination Agent/Reporting	531012-51301	\$416.67
001	1052	03/06/26	INFRAMARK LLC	173092	MAR 2026-Inframark Management Inv	District Management	531151-51301	\$2,083.33
001	1052	03/06/26	INFRAMARK LLC	173092	MAR 2026-Inframark Management Inv	Financial & Revenue Collections	549150-51301	\$416.67
001	1052	03/06/26	INFRAMARK LLC	173092	MAR 2026-Inframark Management Inv	Website Admin Services	549936-51301	\$125.00
001	1053	03/25/26	STRALEY ROBIN VERICKER	28108	General Legal Services Through 02/28/26	District Counsel	531146-51301	\$315.00
							Fund Total	\$5,231.67

Total Checks Paid	\$5,231.67
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<p>Northridge CDD</p> <p>Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
BUSINESS OBSERVER, INC.	7/11/2025	25-01403P	\$133.44	\$133.44	07/11 - Legal Advertising
BUSINESS OBSERVER, INC.	7/18/2025	25-01452P	\$76.56	\$76.56	07/18 - Legal Advertising
INFRAMARK LLC	7/1/2025	153064	\$2,083.33		District Management July 25
INFRAMARK LLC	7/1/2025	153064	\$125.00		Website Maintenance - July 25
INFRAMARK LLC	7/1/2025	153064	\$1,458.33		Accounting Services - July 25
INFRAMARK LLC	7/1/2025	153064	\$291.67		Financial / Revenue Collections - July 25
INFRAMARK LLC	7/1/2025	153064	\$416.67		Dissemination Services - July 25
INFRAMARK LLC	7/1/2025	153064	\$416.67		Assessment Roll - July 25
INFRAMARK LLC	7/1/2025	153064	\$1,000.00		Accounting Services Retro - May 25
INFRAMARK LLC	7/1/2025	153064	\$1,458.33		Accounting Services Retro - June 25
INFRAMARK LLC	7/1/2025	153064	\$291.67		Financial / Revenue Collections Retro - June 25
INFRAMARK LLC	7/1/2025	153064	\$416.67		Dissemination Services Retro - June 25
INFRAMARK LLC	7/1/2025	153064	\$416.67	\$8,375.01	Assessment Roll Retro - June 25
JAMES B. HOWELL	2/10/2025	JH-021025	\$200.00	\$200.00	BOARD 2/10/25
PETER A. ALTMAN	2/10/2025	PA-021025	\$200.00	\$200.00	BOARD 2/10/25
Regular Services Subtotal			\$8,985.01	\$8,985.01	
TOTAL					
			\$8,985.01		

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01403P

Date 07/11/2025

Attn:
Northridge CDD Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01403P Notice of Public Hearing RE: Public Hearing for Northridge on August 11, 2025 at 11:00 a.m. Published: 7/11/2025	\$133.44
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Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$133.44

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Northridge Community Development District

The Board of Supervisors (the "Board") of the Northridge Community Development District (the "District") will hold a public hearing and a meeting on Monday, August 11, 2025, at 11:00 a.m. at the SpringHill Suites Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, Florida 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.northridgeccd.com at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at bryan.radcliff@inframark.com or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Approved Summary
Fiscal Year 2025 to Fiscal Year 2025

ASSESSMENT ALLOCATION												
Parcel	Site	O&M Assessment (\$)				Debt Service Series 2025				Total Assessments per Site		
		FY 2025	FY 2025	Initial Change	Percent Change	FY 2025	FY 2025	Percent Change	FY 2025	FY 2025	Initial	Change
37	12	\$ 1,891.0	\$ 807.0	\$ 252.94	26%	\$ 1,051.0	\$ 1,200.0	\$ -	\$ -	\$ 2,183.0	\$ 1,087.7	\$ 252.94
45	26	\$ 1,221.0	\$ 36.4	\$ 267.9	26%	\$ 1,081.0	\$ 1,200.0	\$ -	\$ -	\$ 2,452.0	\$ 1,294.6	\$ 267.9
47	26	\$ 1,221.0	\$ 1,048.0	\$ 322.3	26%	\$ 1,081.0	\$ 1,000.0	\$ -	\$ -	\$ 2,502.0	\$ 1,082.0	\$ 322.3
	Tot											

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early. The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2025 county property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Bryan Radcliff
District Manager
July 11, 2025

25-01403P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01452P

Date 07/18/2025

Attn:
Northridge CDD Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01452P Public Board Meetings RE: Northridge Board of Supervisors Meeting on August 11, 2025 Published: 7/18/2025	\$76.56
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Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$76.56

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Northridge Community Development District

The Board of Supervisors (the “**Board**”) of the Northridge Community Development District (the “**District**”) will hold a public hearing and a meeting on Monday, August 11, 2025, at 11:00 a.m. at the SpringHill Suites Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O’Lakes, Florida 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager’s office via email at bryan.radcliff@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

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

Bryan Radcliff
District Manager
July 18, 2025

25-01452P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

153064

DATE

7/1/2025

BILL TO

Northridge Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C7431

NET TERMS

Due On Receipt

PO#**DUE DATE**

7/1/2025

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	1,458.33		1,458.33
Financial & Revenue Collection	1	Ea	291.67		291.67
Dissemination Services	1	Ea	416.67		416.67
Assessment Roll	1	Ea	416.67		416.67
Accounting Services (Retrobilling - May 25)	1	Ea	1,000.00		1,000.00
Accounting Services (Retrobilling - June 25)	1	Ea	1,458.33		1,458.33
Financial & Revenue Collection (Retrobilling - June25)	1	Ea	291.67		291.67
Dissemination Services (Retrobilling - June 25)	1	Ea	416.67		416.67
Assessment Roll (Retrobilling - June25)	1	Ea	416.67		416.67
Subtotal					8,375.01

Subtotal	\$8,375.01
Tax	\$0.00
Total Due	\$8,375.01

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Northridge CDD

Board Meeting Date: February 10th, 2025

	Name	In Attendance (Please 'X')	Paid
1	Michelle Furey	<input type="checkbox"/>	NOT PAID
2	Richard Sacchi	<input type="checkbox"/>	NOT PAID
3	Brian Howell	<input checked="" type="checkbox"/>	\$200
4	Peter Altman	<input checked="" type="checkbox"/>	\$200
5	Eric Davidson	<input type="checkbox"/>	NOT PAID

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Bryan Radcliff

District Manager Signature

07/23/2025

Date

*****PLEASE RETURN SIGNED DOCUMENT TO BOBBI GONZALEZ*****

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Northridge CDD

Board Meeting Date: February 10th, 2025

	Name	In Attendance (Please 'X')	Paid
1	Michelle Furey	<input type="checkbox"/>	NOT PAID
2	Richard Sacchi	<input type="checkbox"/>	NOT PAID
3	Brian Howell	<input checked="" type="checkbox"/>	\$200
4	Peter Altman	<input checked="" type="checkbox"/>	\$200
5	Eric Davidson	<input type="checkbox"/>	NOT PAID

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Bryan Radcliff

District Manager Signature

07/23/2025

Date

*****PLEASE RETURN SIGNED DOCUMENT TO BOBBI GONZALEZ*****

<p>Northridge CDD</p> <p>Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	8/1/2025	155354	\$2,083.33		Management Services - Aug 25
INFRAMARK LLC	8/1/2025	155354	\$125.00		Website Maintenance - Aug 25
INFRAMARK LLC	8/1/2025	155354	\$1,458.33		Accounting Services - August 25
INFRAMARK LLC	8/1/2025	155354	\$291.67		Financial / Revenue Collections - Aug 25
INFRAMARK LLC	8/1/2025	155354	\$416.67		Dissemination Services - August 25
INFRAMARK LLC	8/1/2025	155354	\$416.67	\$4,791.67	Assessment Roll - Aug 25
Monthly Contract Subtotal			\$4,791.67	\$4,791.67	
Variable Contract					
STRALEY ROBIN VERICKER	8/27/2025	27075	\$510.00	\$510.00	DISTRICT COUNSEL
Variable Contract Subtotal			\$510.00	\$510.00	
TOTAL			\$5,301.67	\$5,301.67	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

155354

DATE

8/1/2025

BILL TO

Northridge Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C7431

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/1/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	1,458.33		1,458.33
Financial & Revenue Collection	1	Ea	291.67		291.67
Dissemination Services	1	Ea	416.67		416.67
Assessment Roll	1	Ea	416.67		416.67
Subtotal					4,791.67

Subtotal	\$4,791.67
Tax	\$0.00
Total Due	\$4,791.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Northridge CDD
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

August 27, 2025

Client: 001610

Matter: 000001

Invoice #: 27075

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/3/2025	VKB	REVIEW AND REPLY TO EMAILS RE: WREC STREET LIGHTING AGREEMENT; DRAFT ADDENDUM FOR STATUTORY REQUIRED PROVISIONS.	0.8	\$300.00
7/31/2025	LC	RESEARCH RE CURRENT PROPERTY OWNERSHIP; REVISE RESOLUTION ADOPTING FY 2025-2026 BUDGET; PREPARE RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON THE BUDGET FOR OFF-ROLL COLLECTION AND DEVELOPER FUNDING.	1.2	\$210.00
Total Professional Services			2.0	\$510.00

August 27, 2025
Client: 001610
Matter: 000001
Invoice #: 27075

Page: 2

Total Services	\$510.00	
Total Disbursements	\$0.00	
Total Current Charges		\$510.00
Previous Balance		\$987.50
<i>Less Payments</i>		<i>(\$987.50)</i>
PAY THIS AMOUNT		\$510.00

Please Include Invoice Number on all Correspondence

Northridge CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	9/5/2025	158209	\$2,083.33		Sept 25 - Management Services
INFRAMARK LLC	9/5/2025	158209	\$125.00		Sept 25 - Website Maintenance
INFRAMARK LLC	9/5/2025	158209	\$1,458.33		Sept 25 - Accounting Services
INFRAMARK LLC	9/5/2025	158209	\$291.67		Sept 25 - Financial / Rev Collections
INFRAMARK LLC	9/5/2025	158209	\$416.67		Sept 25 - Dissemination Services
INFRAMARK LLC	9/5/2025	158209	\$416.67	\$4,791.67	Sept 25 - Assessment Roll
Monthly Contract Subtotal			\$4,791.67	\$4,791.67	
Variable Contract					
INFRAMARK LLC	9/22/2025	159333	\$8.40	\$8.40	B/W COPIES
Variable Contract Subtotal			\$8.40	\$8.40	
Regular Services					
JAMES B. HOWELL	8/11/2025	JH-081125	\$200.00	\$200.00	BOARD 8/11/25
PETER A. ALTMAN	8/11/2025	PA-081125	\$200.00	\$200.00	BOARD 8/11/25
Regular Services Subtotal			\$400.00	\$400.00	
Additional Services					
EGIS INSURANCE & RISK ADVISORS	9/4/2025	29030	\$5,300.00	\$5,300.00	INSURANCE
TIMES PUBLISHING COMPANY	9/24/2025	51347-092425	\$122.00	\$122.00	LEGAL ADVERTISING
Additional Services Subtotal			\$5,422.00	\$5,422.00	
TOTAL			\$10,622.07	\$10,622.07	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

158209

DATE

9/5/2025

BILL TO

Northridge Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C7431

NET TERMS

Due On Receipt

PO#**DUE DATE**

9/5/2025

Services provided for the Month of: **September 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	1,458.33		1,458.33
Financial & Revenue Collection	1	Ea	291.67		291.67
Dissemination Services	1	Ea	416.67		416.67
Assessment Roll	1	Ea	416.67		416.67
Subtotal					4,791.67

Subtotal	\$4,791.67
Tax	\$0.00
Total Due	\$4,791.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159333

DATE

9/22/2025

BILL TO

Northridge Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C7431

NET TERMS

Due On Receipt

PO#**DUE DATE**

9/22/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	56	Ea	0.15		8.40
Subtotal					8.40

Subtotal	\$8.40
Tax	\$0.00
Total Due	\$8.40

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Northridge CDD

Board Meeting Date: August 11, 2025

	Name	In Attendance (Please 'X')	Paid
1	Michelle Furey	<input type="checkbox"/>	NOT PAID
2	Richard Sacchi	<input checked="" type="checkbox"/>	NOT PAID
3	Brian Howell	<input checked="" type="checkbox"/>	\$200
4	Peter Altman	<input checked="" type="checkbox"/>	\$200
5	Eric Davidson	<input checked="" type="checkbox"/>	NOT PAID

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Bryan Radcliff
District Manager Signature

08/11/2025
Date

*****PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Northridge CDD

Board Meeting Date: August 11, 2025

	Name	In Attendance (Please 'X')	Paid
1	Michelle Furey	<input type="checkbox"/>	NOT PAID
2	Richard Sacchi	<input checked="" type="checkbox"/>	NOT PAID
3	Brian Howell	<input checked="" type="checkbox"/>	\$200
4	Peter Altman	<input checked="" type="checkbox"/>	\$200
5	Eric Davidson	<input checked="" type="checkbox"/>	NOT PAID

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Bryan Radcliff
District Manager Signature

08/11/2025
Date

*****PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****



INVOICE

Customer	Northridge Community Development District
Acct #	1617
Date	09/04/2025
Customer Service	Christina Wood
Page	1 of 1

Northridge Community Development District
 c/o Inframark
 2005 Pan AM Circle Suite 300
 Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 5,300.00
Payment Amount	
Payment for:	Invoice#29030
	1001251214

Thank You

Please detach and return with payment



Customer: Northridge Community Development District

Invoice	Effective	Transaction	Description	Amount
29030	10/01/2025	Renew policy	Policy #1001251214 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/4/2025	5,300.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 5,300.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	accounting@egisadvisors.com	09/04/2025
Atlanta, GA 30374-8555		

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates		Advertiser Name	
9/24/25-9/24/25		NORTHRIDGE CDD	
Billing Date	Sales Rep	Customer Account	
9/24/2025	Deirdre Bonett	STNC2	
Total Amount Due		Invoice Number	
\$122.00		51347-092425	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
9/24/25	9/24/25	51347	Baylink Pasco , tampabay.com	Legal-CLS 2 col	FY26 Meetings Affidavit Fee	2	1.00x53.00 L	\$120.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
9/24/25-9/24/25		NORTHRIDGE CDD	
Billing Date	Sales Rep	Customer Account	
9/24/2025	Deirdre Bonett	STNC2	
Total Amount Due		Invoice Number	
\$122.00		51347-092425	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

NORTHRIDGE CDD
 2005 Pan Am Cir Ste 300
 Tampa, FL 33607-6008

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

51347

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF PASCO County

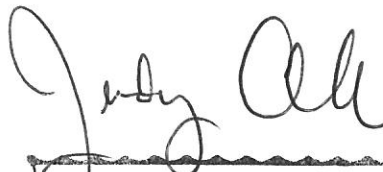
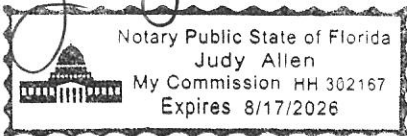
Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter FY26 Meetings was published in said newspaper by print in the issues of 09/24/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature of Affiant _____
Sworn to and subscribed before me this 09/24/2025

Signature of Notary of Public _____
Personally known or produced identification.
Type of identification produced _____

BOARD OF SUPERVISOR'S MEETING DATES NORTHBRIDGE COMMUNITY DEVELOPMENT DISTRICT	
FISCAL YEAR 2025/2026	
October 13, 2025	11:00 a.m.
November 10, 2025	11:00 a.m.
December 8, 2025	11:00 a.m.
January 12, 2026	11:00 a.m.
February 9, 2026	11:00 a.m.
March 9, 2026	11:00 a.m.
April 13, 2026	11:00 a.m.
May 11, 2026	11:00 a.m.
June 8, 2026	11:00 a.m.
July 13, 2026	11:00 a.m.
August 10, 2026	11:00 a.m.
September 14, 2026	11:00 a.m.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 at (813) 397-5121, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955- 8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Inframark, District Management
September 24, 2025 (Tampa Bay Times - Pasco County) 51347

<p>Northridge CDD</p> <p>Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	10/8/2025	160754	\$2,083.33		Oct 25 - District Management
INFRAMARK LLC	10/8/2025	160754	\$125.00		Oct 25 - Website Maintenance
INFRAMARK LLC	10/8/2025	160754	\$1,458.33		Oct 25 - Accounting Services
INFRAMARK LLC	10/8/2025	160754	\$416.67		Oct 25 - Financial / Revenue Collections
INFRAMARK LLC	10/8/2025	160754	\$416.67		Oct 25 - Dissemination Services
INFRAMARK LLC	10/8/2025	160754	\$416.67	\$4,916.67	Oct 25 - Assessment Roll
INFRAMARK LLC	10/24/2025	161835	\$1.35	\$1.35	Sept 25 - B/W Copies
Monthly Contract Subtotal			\$4,918.02	\$4,918.02	
Variable Contract					
STRALEY ROBIN VERICKER	9/26/2025	27224	\$517.50	\$517.50	DISTRICT COUNSEL SERVICES
STRALEY ROBIN VERICKER	10/22/2025	27371	\$105.00	\$105.00	Through 09/30 - Legal Services
Variable Contract Subtotal			\$622.50	\$622.50	
Regular Services					
INFRAMARK LLC	10/24/2025	161834	\$163.18	\$163.18	Sept 25 - Hotel Conference Room Rental
Regular Services Subtotal			\$163.18	\$163.18	
Additional Services					
FLORIDA COMMERCE	10/1/2025	93852	\$175.00	\$175.00	DISTRICT FILING FEES
Additional Services Subtotal			\$175.00	\$175.00	
TOTAL			\$5,878.70	\$5,878.70	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

160754

DATE

10/8/2025

BILL TO

Northridge Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C7431

NET TERMS

Due On Receipt

PO#**DUE DATE**

10/8/2025

Services provided for the Month of: **October 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	1,458.33		1,458.33
Financial & Revenue Collection	1	Ea	416.67		416.67
Dissemination Services	1	Ea	416.67		416.67
Assessment Roll	1	Ea	416.67		416.67
Subtotal					4,916.67

Subtotal	\$4,916.67
Tax	\$0.00
Total Due	\$4,916.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

161835

DATE

10/24/2025

BILL TO

Northridge Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C7431

NET TERMS

Due On Receipt

PO#**DUE DATE**

10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	9	Ea	0.15		1.35
Subtotal					1.35

Subtotal	\$1.35
Tax	\$0.00
Total Due	\$1.35

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Northridge CDD
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

September 26, 2025
Client: 001610
Matter: 000001
Invoice #: 27224

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/4/2025	VKB	REVIEW AND REVISE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O/M ASSESSMENTS, CERTIFYING CERTAIN SPECIAL ASSESSMENTS FOR COLLECTION ON-ROLL, AND AUTHORIZING THE DIRECT COLLECTION OF CERTAIN SPECIAL ASSESSMENTS.	0.6	\$225.00
8/4/2025	MS	PREPARE RESOLUTION ADOPTING MEETING SCHEDULE WITH MEETING SCHEDULE EXHIBIT.	0.6	\$105.00
8/8/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.3	\$112.50
8/11/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	0.2	\$75.00
Total Professional Services			1.7	\$517.50

September 26, 2025
Client: 001610
Matter: 000001
Invoice #: 27224

Page: 2

Total Services	\$517.50	
Total Disbursements	\$0.00	
Total Current Charges		\$517.50
Previous Balance		\$510.00
<i>Less Payments</i>		<i>(\$510.00)</i>
PAY THIS AMOUNT		\$517.50

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Northridge CDD
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

October 22, 2025

Client: 001610

Matter: 000001

Invoice #: 27371

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/19/2025	AM	DRAFT EVEN TERMS RESOLUTION FOR BOURD SEATS.	0.6	\$105.00
		Total Professional Services	0.6	\$105.00
		Total Services	\$105.00	
		Total Disbursements	\$0.00	
		Total Current Charges		\$105.00
		Previous Balance		\$517.50
		PAY THIS AMOUNT		\$622.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27224	September 26, 2025	\$517.50	\$0.00	\$0.00	\$0.00	\$622.50
Total Remaining Balance Due						\$622.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$622.50	\$0.00	\$0.00	\$0.00



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

161834

DATE

10/24/2025

BILL TO

Northridge Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C7431

NET TERMS

Due On Receipt

PO#**DUE DATE**

10/24/2025

Services provided for the Month of: **September 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson- 8-14-25 SPRINGHILL SUITES LAND : meeting space \$163.18	1	Ea	163.18		163.18
Subtotal					163.18

Subtotal	\$163.18
Tax	\$0.00
Total Due	\$163.18

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Check mailed Separately

Date Invoiced: 10/01/2025				Invoice No: 93852
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

L E T T E R
OCT 06 2025

Northridge Community Development District

Mr. Brian Lamb
Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607



- 2. Telephone:** 813-873-7300 Ext:
- 3. Fax:**
- 4. Email:** Brian.Lamb@Inframark.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** Not on file - Due by the end of the first fiscal year after creation. *northridgecdd.com*
- 8. County(ies):** Pasco
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 02/05/2025
- 11. Creation Document on File:** 02/05/2025
- 12. Date Established:** 01/29/2025
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** Pasco County
- 15. Creation Document(s):** County Ordinance 25-08
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: *[Signature]* Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

- a. Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
- b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Northridge CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Variable Contract						
STRALEY ROBIN VERICKER	11/20/2025	27554	\$187.50			Through 10/31 - District Counsel
Variable Contract Subtotal			\$187.50			
TOTAL			\$187.50			

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Northridge CDD
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

November 20, 2025
Client: 001610
Matter: 000001
Invoice #: 27554

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/24/2025	VKB	REVIEW AND REPLY TO EMAIL FROM L. KATZMAN RE: PASCO COUNTY JOINDER AND CONSENT FORM FOR TEMPORARY CONSTRUCTION EASEMENT RELATED TO BONDING FOR INFRASTRUCTURE UNDER REQUIRED IMPROVEMENTS AGREEMENT BETWEEN DEVELOPER AND COUNTY.	0.5	\$187.50
Total Professional Services			0.5	\$187.50
Total Services			\$187.50	
Total Disbursements			\$0.00	
Total Current Charges				\$187.50
Previous Balance				\$622.50
Less Payments				(\$622.50)
PAY THIS AMOUNT				\$187.50

Please Include Invoice Number on all Correspondence

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1043	12/03/25	V00008	INFRAMARK LLC	160754	Inframark Management Inv - Oct 25	Oct 25 - District Management	531151-51301	\$2,083.33
001	1043	12/03/25	V00008	INFRAMARK LLC	160754	Inframark Management Inv - Oct 25	Oct 25 - Website Maintenance	549936-51301	\$125.00
001	1043	12/03/25	V00008	INFRAMARK LLC	160754	Inframark Management Inv - Oct 25	Oct 25 - Accounting Services	532001-51301	\$1,458.33
001	1043	12/03/25	V00008	INFRAMARK LLC	160754	Inframark Management Inv - Oct 25	Oct 25 - Financial / Revenue Collections	549150-51301	\$416.67
001	1043	12/03/25	V00008	INFRAMARK LLC	160754	Inframark Management Inv - Oct 25	Oct 25 - Dissemination Services	531012-51301	\$416.67
001	1043	12/03/25	V00008	INFRAMARK LLC	160754	Inframark Management Inv - Oct 25	Oct 25 - Assessment Roll	531141-51301	\$416.67
001	1044	12/11/25	V00008	INFRAMARK LLC	165723	Inframark Management Inv - Dec 25	Accounting Services - Dec 25	532001-51301	\$1,458.33
001	1044	12/11/25	V00008	INFRAMARK LLC	165723	Inframark Management Inv - Dec 25	Assessment Roll - Dec 25	531141-51301	\$416.67
001	1044	12/11/25	V00008	INFRAMARK LLC	165723	Inframark Management Inv - Dec 25	Dissemination Services - Dec 25	531012-51301	\$416.67
001	1044	12/11/25	V00008	INFRAMARK LLC	165723	Inframark Management Inv - Dec 25	District Management - Dec 25	531151-51301	\$2,083.33
001	1044	12/11/25	V00008	INFRAMARK LLC	165723	Inframark Management Inv - Dec 25	Financial / Revenue Collections - Dec 25	549150-51301	\$416.67
001	1044	12/11/25	V00008	INFRAMARK LLC	165723	Inframark Management Inv - Dec 25	Website Maintenance - Dec 25	549936-51301	\$125.00
Fund Total									\$9,833.34

Total Checks Paid	\$9,833.34
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Northridge CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	1/2/2026	167846	\$1,458.33			Jan 26 - Accounting Services
INFRAMARK LLC	1/2/2026	167846	\$416.67			Jan 26 - Assessment Roll
INFRAMARK LLC	1/2/2026	167846	\$416.67			Jan 26 - Dissemination Services
INFRAMARK LLC	1/2/2026	167846	\$2,083.33			Jan 26 - District Management
INFRAMARK LLC	1/2/2026	167846	\$416.67			Jan 26 - Financial & Revenue Collection
INFRAMARK LLC	1/2/2026	167846	\$125.00	\$4,916.67	\$4,916.67	Jan 26 - Website Maintenance
Monthly Contract Subtotal			\$4,916.67			
TOTAL			\$4,916.67			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167846

DATE

1/2/2026

BILL TO

Northridge Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C7431

NET TERMS

Due On Receipt

PO#**DUE DATE**

1/2/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
Assessment Roll	1	Ea	416.67		416.67
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	416.67		416.67
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					4,916.67

Subtotal	\$4,916.67
Tax	\$0.00
Total Due	\$4,916.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Northridge CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	2/1/2026	170694	\$1,458.33			Accounting Services - Feb 26
INFRAMARK LLC	2/1/2026	170694	\$416.67			Assessment Roll - Feb 26
INFRAMARK LLC	2/1/2026	170694	\$416.67			Dissemination Services - Feb 26
INFRAMARK LLC	2/1/2026	170694	\$2,083.33			District Management - Feb 26
INFRAMARK LLC	2/1/2026	170694	\$416.67			Financial / Revenue Collections - Feb 26
INFRAMARK LLC	2/1/2026	170694	\$125.00	\$4,916.67	\$4,916.67	Website Maintenance - Feb 26
Monthly Contract Subtotal			\$4,916.67			
Regular Services						
SCHOOLSTATUS, LLC	2/1/2026	INV-SS-6004	\$1,613.00			Annual Service Fee
Regular Services Subtotal			\$1,613.00			
Miscellaneous						
VOID VOID	2/11/2026	VOID-1	\$0.01			Postage and Freight
VOID VOID	2/19/2026	VOID VOID A	\$0.01		\$0.02	Postage and Freight
Miscellaneous Subtotal			\$0.02			
TOTAL			\$6,529.69			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

170694

DATE

2/1/2026

BILL TO

Northridge Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C7431

NET TERMS

Due On Receipt

PO#**DUE DATE**

2/1/2026

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
Assessment Roll	1	Ea	416.67		416.67
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	416.67		416.67
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					4,916.67

Subtotal	\$4,916.67
Tax	\$0.00
Total Due	\$4,916.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Bill To
Northridge CDD
2005 Pan Am Circle Ste 300
Tampa FL 33067
United States

Total Due:	\$1,613.00
Due Date:	3/3/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	3/3/2026		3/1/2026	2/28/2027

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Service Fee Annual service fee for website hosting	\$615.00

Subtotal	\$1,613.00
Tax Total	\$0.00
Total	\$1,613.00
Amount Paid	\$0.00
Amount Due	\$1,613.00

For Payment by EFT:

Remittance Contact: ar@schoolstatus.com
Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16763806
SWIFT: STLFUS44XXX
Please include the invoice number in the description if possible.

For Payment by Check:

SchoolStatus, LLC
P.O. Box 771470
St. Louis, MO 63177-9816
United States

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.

<p>Northridge CDD</p> <p>Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	3/1/2026	173092	\$1,458.33			March 26 - Accounting Services
INFRAMARK LLC	3/1/2026	173092	\$416.67			March 26 - Assessment Roll
INFRAMARK LLC	3/1/2026	173092	\$416.67			March 26 - Dissemination Services
INFRAMARK LLC	3/1/2026	173092	\$2,083.33			March 26 - District Management
INFRAMARK LLC	3/1/2026	173092	\$416.67			March 26 - Financial / Revenue Collections
INFRAMARK LLC	3/1/2026	173092	\$125.00	\$4,916.67	\$4,916.67	March 26 - Website Maintenance
Monthly Contract Subtotal			\$4,916.67			
Variable Contract						
STRALEY ROBIN VERICKER	3/24/2026	28108	\$315.00			General Legal Services Through 02/28/26
Variable Contract Subtotal			\$315.00			
TOTAL			\$5,231.67			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

173092

DATE

3/1/2026

BILL TO

Northridge Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C7431

NET TERMS

Due On Receipt

PO#**DUE DATE**

3/1/2026

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
Assessment Roll	1	Ea	416.67		416.67
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	416.67		416.67
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					4,916.67

Subtotal	\$4,916.67
Tax	\$0.00
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