

**NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT
AUDIT COMMITTEE & BOARD OF
SUPERVISORS MEETING
SEPTEMBER 11, 2017**

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT AGENDA SEPTEMBER 11, 2017 at 6:30 p.m.

Northwood Clubhouse located at 27248 Big Sur Drive
Wesley Chapel, Florida 33544

District Board of Supervisors	Vice Chair	Karen Uhlig
	Supervisor	Mimieaux Kilpatrick
	Supervisor	Brian Quigley
	Supervisor	Barbara Cruz
	Supervisor	Vacant
District Manager	Meritus	Debby Hukill
Property Manager	Northwood On-Site Manager	Josue Marquez
District Attorney	Straley & Robin, P.A.	Vivek Babbar
District Engineer	Stantec, Inc.	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **6:30 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. Following public comment, the meeting will proceed with the fourth section called **Vendor and Staff Reports**. This section will allow Vendors and District Engineer and Attorney to update Board on work and to present proposals. The fifth section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. The sixth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The seventh section will be **Management Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. In the event of a Public Hearing, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion, and vote.

The eighth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Northwood Community Development District

Dear Board Members:

The Audit Committee & Regular Meeting of the Board of Supervisors of the Northwood Community Development District will be held on **Monday, September 11, 2017 at 6:30 p.m.** at the Northwood Clubhouse, located at 27248 Big Sur Drive, Wesley Chapel, Florida, 33544. The agenda is included below.

PLEDGE OF ALLEGIANCE

1. CALL TO ORDER

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

3. VENDOR AND STAFF REPORTS

- A. LMP – Scott Carlson & Sam Tillis
- B. District Counsel
- C. District Engineer

4. BUSINESS ITEMS

- A. Discussion on Open Board Seat & Resumes from Candidates
- B. Discussion on Pool Vendor Proposal..... Tab 01 Page 04
- C. Discussion on Community Enhancements
 - 1. Discussion on Fence Quotes for Different Areas within Community..... Tab 02 Page 11
- D. Acceptance of Financial Audit Year Ended September 30, 2016..... Tab 03 - Separate
- E. General Matters of the District

5. CONSENT AGENDA

- A. Consideration of Minutes of the Board of Supervisors Meeting August 14, 2017..... Tab 04 Page 14
- B. Consideration of Operations and Maintenance Expenditures August 2017..... Tab 05 Page 22
- C. Review of Financial Statements Month Ending July 31, 2017..... Tab 06 Page 100

6. MANAGEMENT REPORTS

- A. District Manager Report Tab 07 Page 120
- B. Staff Action Item List Tab 08 Page 121
- C. Field Manager's Reports Tab 09 Page 122
 - 1. Community Inspection Reports
 - i. Asset Inspection
 - ii. LMP Service Communication Reports
 - 2. Sheriff Report

7. SUPERVISOR REQUESTS

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

9. ADJOURNMENT

AUDIT COMMITTEE MEETING

1. CALL TO ORDER/ROLL CALL

2. APPOINT CHAIRMAN

3. SELECTION OF CRITERIA FOR EVALUATION OF PROPOSALS

4. DETERMINE DATE, TIME AND LOCATION RFP REQUIRED

- A. Consider Notice of Request for Proposals for Annual Audit Services

5. CONSIDER SENDING RFP TO INTERESTED FIRMS

6. DETERMINE DATE OF NEXT COMMITTEE MEETING

(Guidelines are included behind this agenda)

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Debby Hukill
District Manager

Odom's Oasis Pools

Why choose Odom's Oasis Pools?

- Northwood homeowner of 15 years therefore, a vested interest in the condition of the pool and its surrounding area.
- Discounted Rate at \$1200 per month that includes resort style service 3X per week. (Competitors charge \$1500-\$1800 for same size pool).
- All chemicals included in monthly rate.
- No “up charge” for parts that need replacing (wholesale pricing)
- Only \$40 per hour labor charge on large repairs (competitors charge \$70)
- Live one block from pool so never a fee for emergencies

Odom's Oasis Pools, Inc.
27209 La Jolla Way, Wesley Chapel, FL 33544
813-270-9107
odompools.com

COMMERCIAL POOL REFERENCE LIST

Orange River Estates – 82,500 gallon pool
Tina Bowley – Community Monitor
813-224-6772

Edgewater at Grand Oaks – 26,500 gallon pool
Bruce Carr – Creative Management
727-484-8187

Temple Terrace Patio Homes – 29,000 gallon pool
Ahmed Kaouachi, HOA President
813-361-1887

Egypt Lake Beach Club – 13,000 gallon pool
Jan Nowakowski, The Vanguard Management Group, Inc.
941-961-7244

Michael Cooper
Owner, Cooper Pools Inc.
813-480-5357

Braemar HOA - 22,680 gallon pool
Terry L. Stubbs, The Vanguard Management Group, Inc.
813-955-5937

Odom's Oasis Pools, Inc.
27209 La Jolla Way, Wesley Chapel, FL 33544
813-270-9107
odompools.com

Swimming Pool Service Proposal

Property: Northwood CDD

Management Company: Meritus Corp

For and in consideration of the charges stated below, Odom's Oasis Pools Inc. agrees to furnish the pool services described below at the address listed above. The customer, by subscribing to this proposal, agrees to the terms and to the amount and timely payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae
4. Water chemistry will be tested and brought into proper balance.
5. Strainer baskets will be emptied as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected and any necessary repairs will be reported to the management company and referred for repair by a licensed service repair technician.

Contractor will provide the following: chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as an Algaecide treatment or Sequestering Agents may be added as necessary at an additional cost to the customer of \$20 per treatment. Small parts such as Stenner feeding tubes will be replaced as needed at no additional cost. However, any other parts replaced will not have an 'upcharge' attached – customer will pay what the contractor pays.

CUSTOMER is required to test water on non-service days per Florida Department of Health.

RATE FOR COMMERCIAL SERVICE IS \$1200.00 for 3 visits per week. An additional fee may be charged in the event that a circumstance such as extreme weather or vandalism warrants labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$40.00 per.

PAYMENT: Billing for maintenance service will be sent on the first of each month (prorated if service starts in the middle of a month) and payment is due within 30 days. If payment is not received by the due date, a late fee of 5% per month will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35.00 charge on all returned checks. Customer agrees to satisfy any outstanding charges due to service performed prior to the date of termination of service. Customer reserves the right to cancel this agreement for any reason upon 30 days written notice.

Offered by:

Harvey Odom
Harvey Odom, Owner/President
Odom's Oasis Pools, Inc.

Accepted by:

Pool Owner/Representative

Printed Name/Title



Certified Pool / Spa Operator® Certification

for

Harvey Odom

as an Operator of Aquatic Facilities
Issued by the

NATIONAL SWIMMING POOL FOUNDATION®
on

Certification Date: July 20, 2016

Certification Number: CPO-531372

Expires: July 20, 2021

NSPF® Instructor
Scott W. Ford



*Keeping Pools Safe.
Keeping Pools Open.*


Thomas M. Lachocki
Chief Executive Officer

124943-624503



Commercial Pool Services starting at \$375 a month*

*based on size of the pool, natural surroundings and location of pool

Service provided 3 times a week:

Services every visit:

- Surface skimmed, floor netted & floating debris removed.
- Water chemistry measured and brought into proper balance.
- Strainer baskets emptied.
- Equipment inspected.

Service provided as needed:

- Walls and floor brushed to remove algae.
- Tile cleaned.
- Filters cleaned to ensure proper filtration.
- Any needed repairs over \$20 or needing a certified contractor will be reported to Property Manager.

Price includes all normal chemicals to maintain the safety of the pool water. However, special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional cost to the customer.



Why you should choose Odom's Oasis Pools:

1. We are State Certified Swimming Pool operators and experts in proper service and safety.
2. Our first priority is the proper sanitation of your pools water to prevent the spread of waterborne disease such as E.Coli, Swimmer's ear and legionnaires Disease.
3. We carry Liability Insurance which protects your property.
4. We DO NOT take shortcuts. We check and balance chemicals, empty all baskets, brush the sides and steps, skim away debris. We will also vacuum and clean filters as needed.
5. We regularly check your pH to ensure you will not have unnecessary wear and damage to your pool and so it doesn't cause a health hazard for swimmers.
6. We regularly test your water to ensure that we are following industry standards and regulations for optimal pool safety.
7. We are one off the most trusted pool service companies. We regularly check to ensure your equipment is running properly and will recommend needed repairs.
8. We are professionals and look the part. We dress professionally – no flip-flops or sleeveless shirts!

Detail by Entity Name

Florida Profit Corporation
ODOM'S OASIS POOLS, INC.

Filing Information

Document Number P16000059869
FEI/EIN Number NONE
Date Filed 07/18/2016
State FL
Status ACTIVE

Principal Address

27209 LA JOLLA WAY
WESLEY CHAPEL, FL 33544

Mailing Address

27209 LA JOLLA WAY
WESLEY CHAPEL, FL 33544

Registered Agent Name & Address

UNITED STATES CORPORATION AGENTS, INC.
13302 WINDING OAK COURT
A
TAMPA, FL 33612

Officer/Director Detail

Name & Address

Title P, T

ODOM, HARVEY
27209 LA JOLLA WAY
WESLEY CHAPEL, FL 33544

Title S, D

ODOM, HARVEY
27209 LA JOLLA WAY
WESLEY CHAPEL, FL 33544

Annual Reports

No Annual Reports Filed

Document Images

[07/18/2016 - Domestic Profit](#)

[View image in PDF format](#)

PRESENTED TO:

Name JOSUE MARQUEZ (Northwood)
Address 27248 BIG SUR DRIVE
City, State, Zip W. CHAP, 33544
Telephone 813-504-2765
Email JOSUE.MARQUEZ@MERITUSCORP.COM

All materials are made in U.S.A. • No deposit.
Pay upon completion.
Vinyl and Aluminum - Lifetime material and a 7 year labor guarantee.
If we break a pipe, we fix it.
25% charge if installation is canceled after material is ordered and project is scheduled.
All posts are set in concrete. All gates will have heavy duty stainless steel hardware.
We can help you with your H.O.A. process.
We are fully licensed, insured, and bonded
License #096917 & 096918

JOB DESCRIPTION

PVC/Vinyl _____ Aluminum 6' Color Choice Black Chain Link _____ Wood _____ Gates 1

Cap Selection ☒ Flat ☐ New England ☐ Federation ☐ Gothic

Hardware Selection ☒ Stainless ☒ Self Closing ☐ Pool/Code

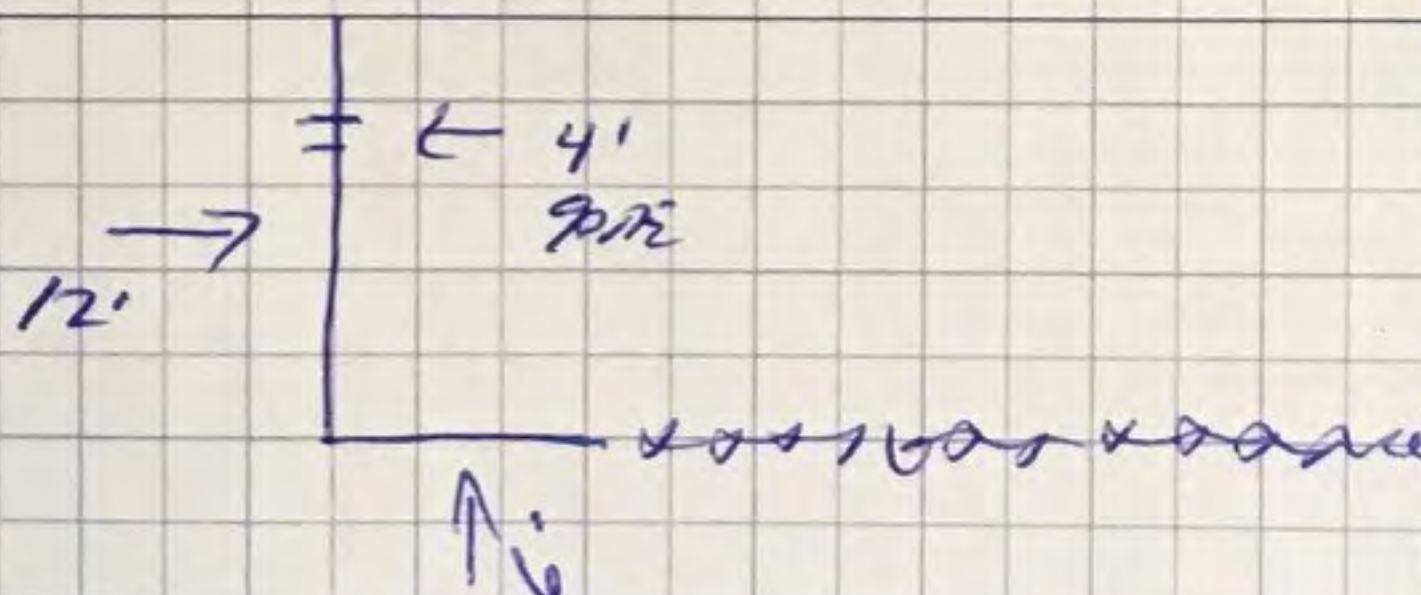
18' Feet of Fence your fence will be 6' high black aluminum EFS-10
commercial grade and one gate

DEBB 7. HUKILL@MERITUSCORP.COM

NOTE: OFFICE QUOTE

TOTAL

\$1295.00



ACCREDITED
BUSINESS
"A+" RATED



SUBMITTED BY

Josue 7/11/17

OWNER'S ACCEPTANCE

ALL MATERIALS ARE OWNED BY FENCE PRO TAMPA BAY UNTIL PAID IN FULL. IF NOT PAID IN FULL UPON COMPLETION FENCE PRO TAMPA BAY HAS PERMISSION TO REMOVE FENCE AND GATES FROM PROPERTY. BINDING CONTRACT WHEN CONFIRMATION EMAIL IS RECEIVED OR THIS QUOTE IS SIGNED. WE ACCEPT CHECK, MONEY ORDER, AND ALL MAJOR CREDIT CARDS (3% CONVENIENCE FEE). IF WE HAVE TO CUT ROOTS OR CEMENT THERE WILL BE A \$25.00 PER HOUR CHARGE.

www.FenceProTampaBay.com

1618 Land O' Lakes Blvd.
Lutz, FL 33549
FenceProOne@yahoo.com

FENCE PRO TAMPA BAY

(813) 215-4706
WHERE QUALITY COMES FIRST

PRESENTED TO:

Name NORTHWOOD
Address 27248 Big Sun Dr.
City, State, Zip WE - 33544
Telephone 813-584-2765
Email JOSE-MARQUEZ@MERITUSCORP.COM

JOB DESCRIPTION

PVC/Vinyl _____ Aluminum 4' Color Choice BLACK Chain Link _____ Wood _____ Gates 1

Cap Selection ☒ Flat ☐ New England ☐ Federation ☐ Gothic

Hardware Selection ☒ Stainless ☒ Self Closing ☐ Pool/Code

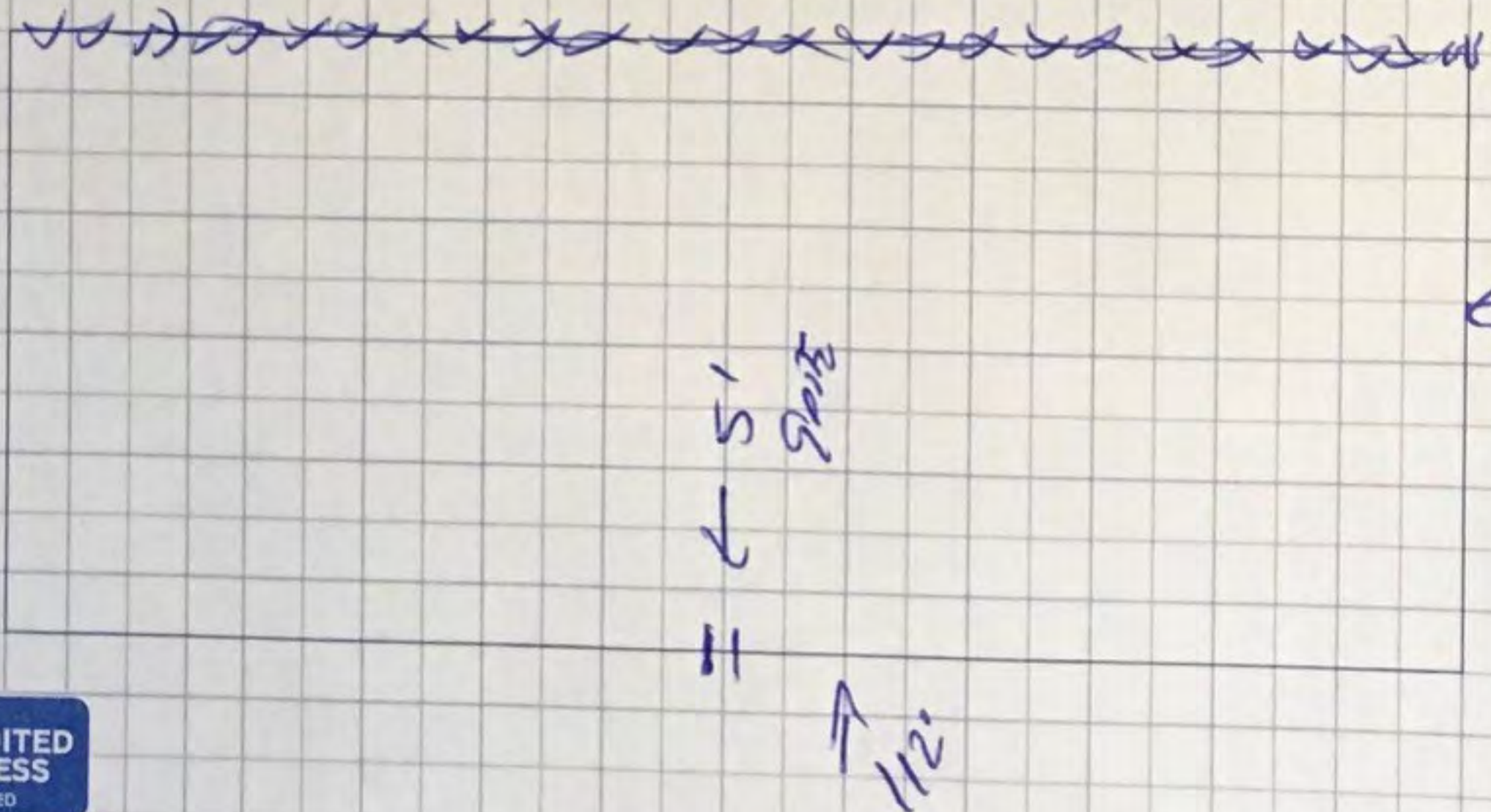
340' Feet of Fence your fence will be 4' high black aluminum
EFF-20 (3 Rail) and one gate.

NOTE: PLAYGROUND

DEBBY. HUKILL@MERITUSCORP.COM

TOTAL

\$7995.00



ACCREDITED
BUSINESS
"A+" RATED



SUBMITTED BY J. Quye 7/11/12

OWNER'S ACCEPTANCE _____

ALL MATERIALS ARE OWNED BY FENCE PRO TAMPA BAY UNTIL PAID IN FULL. IF NOT PAID IN FULL UPON COMPLETION FENCE PRO TAMPA BAY HAS PERMISSION TO REMOVE FENCE AND GATES FROM PROPERTY. BINDING CONTRACT WHEN CONFIRMATION EMAIL IS RECEIVED OR THIS QUOTE IS SIGNED. WE ACCEPT CHECK, MONEY ORDER, AND ALL MAJOR CREDIT CARDS (3% CONVENIENCE FEE). IF WE HAVE TO CUT ROOTS OR CEMENT THERE WILL BE A \$25.00 PER HOUR CHARGE.

PRESENTED TO:

Name NORTHWOOD
Address 27248 - Big Sun Dr.
City, State, Zip WE - 33544
Telephone 813-504-2765
Email JOSUE - MARQUEZ @ MERITUS.COM

All materials are made in U.S.A. • No deposit.
Pay upon completion.
Vinyl and Aluminum - **Lifetime material and a 7 year labor guarantee.**
If we break a pipe, we fix it.
25% charge if installation is canceled after material is ordered and project is scheduled.
All posts are set in concrete. All gates will have heavy duty stainless steel hardware.
We can help you with your H.O.A. process.
We are fully licensed, insured, and bonded
License #096917 & 096918

JOB DESCRIPTION

PVC/Vinyl 6' Aluminum _____ Color Choice WHITE Chain Link _____ Wood _____ Gates _____
Cap Selection ☒ Flat ☐ New England ☐ Federation ☐ Gothic
Hardware Selection ☐ Stainless ☐ Self Closing ☐ Pool/Code

350' Feet of Fence your fence will be 6' high PVC/Vinyl Privacy.

PRICE FOR TON → \$8495.00

NOTE: EASEMENT QUOTE

DEBBY HUKILL @ MERITUS.COM

TOTAL \$7195.00



ACCREDITED
BUSINESS
"A+" RATED



SUBMITTED BY J. Marquez 7/11/17 OWNER'S ACCEPTANCE _____

ALL MATERIALS ARE OWNED BY FENCE PRO TAMPA BAY UNTIL PAID IN FULL. IF NOT PAID IN FULL UPON COMPLETION FENCE PRO TAMPA BAY HAS PERMISSION TO REMOVE FENCE AND GATES FROM PROPERTY. BINDING CONTRACT WHEN CONFIRMATION EMAIL IS RECEIVED OR THIS QUOTE IS SIGNED. WE ACCEPT CHECK, MONEY ORDER, AND ALL MAJOR CREDIT CARDS (3% CONVENIENCE FEE). IF WE HAVE TO CUT ROOTS OR CEMENT THERE WILL BE A \$25.00 PER HOUR CHARGE.

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

August 14, 2017 Minutes of the Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors for Northwood Community Development District was held on **Monday, August 14, 2017 at 6:30 p.m.**, at the Northwood Clubhouse located at 27248 Big Sur Drive, Wesley Chapel, Florida 33544.

1. PLEDGE OF ALLEGIANCE

Debby Hukill led the Pledge of Allegiance.

2. CALL TO ORDER

Debby Hukill called the Regular Meeting and Public Hearing of the Board of Supervisors of the Northwood Community Development District to order on **Monday, August 14, 2017 at 6:30 p.m.**

Board Members Present and Constituting a Quorum at the onset of the meeting:

Karen Uhlig	Vice Chairman
Mimi Kilpatrick	Supervisor
Brian Quigley	Supervisor
Barbara Cruz	Supervisor

Staff Members Present:

Debby Hukill	Meritus
Josue Marquez	On-Site Personnel
Jimmy Taylor	Aquatics System
Joe Hamilton	Aquatics System

There were 13 residents present.

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

Residents commented that Pond 8 in Barrington does not look good and that the mowing around the pond is a problem.

Ms. Hukill stated that Supervisor Mendenhall sent in his resignation on August 7, 2017. She asked for a motion from the Board to accept his resignation.

MOTION TO: Accept Supervisor Mendenhall's resignation.
MADE BY: Supervisor Uhlig
SECONDED BY: Supervisor Kilpatrick
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 – Motion passed unanimously

The Board would like to accept resumes to fill the open Board seat and have the resumes placed in the September meeting book. Ms. Hukill stated that the opening will be posted on the front page of the website and at the clubhouse.

4. VENDOR AND STAFF REPORTS

A. Aquatics Systems: Jimmy Taylor and Joe Hamilton

1. Discussion on Proposal for Pond Plantings

Mr. Taylor and Mr. Hamilton went over the proposal they sent in last fall for testing for ponds 4, 5, 6, 7, and 8. They encouraged the Board to approve the proposal so they can try to figure why these ponds are having so many problems. They believe that these problems are connected. Ms. Hukill stated that historically, these ponds have been a problem. The Board discussed the pond testing and asked Mr. Taylor how long would it take for testing, and Mr. Taylor answered that it would be about two to three weeks. The Board agreed to have these ponds tested.

Mr. Taylor and Mr. Hamilton then went over the pond plantings. The Board asked what the effects would be if they cut the proposal in half and do more plantings next year in different ponds. Mr. Taylor and Mr. Hamilton went over the benefits of doing the entire number of plantings for the ponds. The Board also discussed the warranty of the plantings and when could they do the plantings. Mr. Taylor stated that the warranty is an 80% survival warranty with a 90-day warranty. They could have the plantings completed in about 30 days.

MOTION TO: Approve the original planting proposal for \$6,500.
MADE BY: Supervisor Kilpatrick
SECONDED BY: Supervisor Cruz
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 – Motion passed unanimously

Residents asked if the District had money for the planting and what will happen after the testing. They also asked if shallow ponds would be a benefit from the plantings, why the price for the plantings is so high, and if the price could be lowered.

Ms. Hukill asked the Board if they wanted to handle the public hearing now since this was the reason most of the audience attended, and they could do the rest of the reports later. The Board agreed to move District Counsel report until after the public hearing.

5. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET

A. Open Public Hearing on Adopting Fiscal Year 2018 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Quigley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Staff Presentations

Ms. Hukill went over the budget line items and cost with the Board and audience. She also went over the assessment table. Ms. Hukill said that it was now time for public comments on the budget, and each audience member will have three minutes to address the Board.

C. Public Comments

Some audience members commented that they do not see the increase in amount as evidence of community improvements, and they do not understand the increase and what it will be used for. There were questions about the signage line item in the budget and what it would be used for, what would happen when the bond was paid off and if the assessment increase is for reserves, and if each line item budgeted correctly. There were other audience comments about CDD assessment decreases, the bond being paid off and when it would go into effect, the cost of the round-a-bout, sheriff patrols, seeing improvements, pool hours, signs posted for meetings, if the bond will expire in November 2017 and the history of the bond, the permit for drain work, what all operations and maintenance includes, community enhancements, and the pavement and wall repairs line item.

The Board and staff answered the questions asked by the audience. The Board said that the increase proposed for the 2018 budget in the operation and maintenance section will go into the reserve line item. The Board stated that because this community is an older community, they want to be prepared if something big needs to be repaired. The Board then went over all the improvements they have done this year and what improvements are upcoming. They have completed the wall repairs, the painting of the community walls and clubhouse, and the front entrance. The round-a-bouts have been enhanced, and some of the landscaping enhancements have been approved and completed. The Board stated that they do watch everything they spend and try to get the best price and cut costs where they can. Supervisor Uhlig went over the history of the main boulevard and the round-a-bouts for the residents. The Board also stated that the meeting materials are on the website and encouraged residents to go online and review them.

D. Close Public Hearing on Adopting Fiscal Year 2018 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Kilpatrick
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

E. Consideration of Resolution 2017-05; Adopting Fiscal Year 2018 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2017-05.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

6. BUSINESS ITEMS

A. Consideration of Resolution 2017-06; Assessment Resolution

Ms. Hukill and Mr. Babbar went over the resolution. Mr. Babbar stated that this is the standard resolution for putting assessments on the tax roll.

MOTION TO:	Approve Resolution 2017-06.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Consideration of Resolution 2017-07; Setting Fiscal Year 2018 Meeting Schedule

Ms. Hukill reviewed the resolution and meeting schedule with the Board.

MOTION TO:	Approve Resolution 2017-07.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Mendenhall
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

C. General Matters of the District

4. VENDOR AND STAFF REPORTS (cont.)

B. District Counsel

Mr. Babbar went over the judgment history of the sidewalk case from a resident in Northwood. The County owned the right-of-way from sidewalk to sidewalk. Mr. Babbar spoke to the Meadow Pointe II manager about their case with the County, and it is not resolved. Supervisor Kilpatrick feels the community needs to come to some kind of conclusion and have some kind of plan regarding this serious issue. Mr. Babbar stated from past lawsuits, there is no clear answer. Supervisor Uhlig asked if a letter from Counsel to the County and to give some recommendations to the homeowners would help. The Board discussed this issue at length and agreed to have Counsel write a letter to the County and put them on notice for the sidewalks.

C. District Engineer

7. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Meeting July 10, 2017

The Board reviewed the minutes and noted a correction to line 182. Supervisor Uhlig asked about the annuals that were damaged by painting.

MOTION TO:	Approve the July 10, 2017 minutes with the correction to line 182.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures July 2017

The Board reviewed the O&Ms. Supervisor Cruz stated that the TECO bill is going down.

MOTION TO:	Approve the July 2017 O&Ms.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

C. Review of Financial Statements Month Ending June 30, 2017

The financials were reviewed and accepted. Supervisor Uhlig asked about old outstanding checks that have not been cashed.

8. MANGAGEMENT REPORTS

A. District Manager

B. Staff Action Item List

C. Field Manager's Report

1. Community Inspection Reports

i. Asset Inspection

ii. OLM Inspection

iii. LMP Service Communication Reports

2. Sheriff's Report

3. Aquatic Systems

4. Community Calendar

Ms. Hukill reviewed her reports and the action list with the Board. The Board asked about the fence at the pool entrance. Ms. Hukill discussed LMP and their OLM score. The Board discussed at length the installation of the annuals and wanted to have LMP at the next meeting to discuss their score and determine if they should deduct the 25%.

MOTION TO:	Contact LMP to replace for free all the new plants that they took out, and if not, then mulch for free.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Quigley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

9. SUPERVISOR REQUESTS

Supervisor Cruz mentioned the deputy needing the code to get into the building. The Sheriff at the meeting stated that they have the code.

Supervisor Kilpatrick discussed the mulch at the front entrance.

10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were audience comments about the reserve study, tree planting on sidewalks, the statement of sidewalks for homeowners, road design, bond savings, the bond to build the clubhouse, signs for alligators at Pond 8, the clubhouse sign at the parking lot, meeting sign placement, LMP deducting 25%, treating all residents the same, the bond expiring, voting on the budget, gates next to the community, round-a-bouts, and getting a French drain installed.

Mr. Babbar went over what a CDD is with the residents.

11. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Northwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Aquatic Systems, Inc.	382057	\$ 1,225.00			Lake & Wetland Services - August
Bella Pool Service LLC	7577	1,085.00			Pool Cleaning - August
LMP	123531	5,634.38			Landscape Maintenance - August
Meritus Districts	7978	5,479.63		\$ 4,791.67	Management Services - August
OLM, Inc.	31832	390.00		\$ 375.00	Landscape Inspection - August
Monthly Contract Sub-Total		\$ 13,814.01			
Variable Contract					
Straley Robin Vericker	14673	\$ 1,050.00			Professional Services - thru 08/15/17 - General
Tyco Integrated Security LLC	27868236	396.60			Quarterly Security - 02/01/17-04/30/17
Tyco Integrated Security LLC	28393965	396.60			Quarterly Security - 05/01/17-07/31/17
Tyco Integrated Security LLC	28894625	421.77	\$ 1,214.97		Quarterly Security - 08/01/17-10/31/17
Variable Contract Sub-Total		\$ 2,264.97			
Utilities					
Frontier	813 991 1155 072408 5 081317	\$ 230.78			Phone Service - thru 09/12/17
Pasco County Utilities	0518910 082417	51.82			Water Service - thru 07/29/17
Pasco County Utilities	0519410 082417	447.73			Water Service - thru 07/29/17
Pasco County Utilities	9228976	0.00			Reclaimed Water Service - thru 06/16/17
Pasco County Utilities	9266144	1,011.62			Water Service - thru 06/28/17
Pasco County Utilities	9270964	36.22	\$ 1,547.39		Water Service - thru 06/28/17
Teco	211014561545 082117	26.66			Electric Service - thru 08/15/17
Teco	311000000001 080217	4,376.53	\$ 4,403.19	\$ 5,416.67	Electric Service - thru 07/21/17
Waste Connections of Florida	3598525	5,409.50			Waste Service - August
Utilities Sub-Total		\$ 11,590.86			

Northwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Regular Services					
ADT	17463626 090217	\$ 251.46			Alarm Monitoring - 09/01/17-02/28/18
Pasco Sheriff's Office	1 6 1 2017 01444	1,440.00			Off Duty Patrol - July
Pasco Sheriff's Office	1 5 1 2017 01381	1,440.00	\$ 2,880.00		Off Duty Patrol - June
Supervisor: Barbara Cruz	BC081417	200.00			Supervisor Fee - 08/14/17
Supervisor: Brian Quigley	BQ081417	200.00			Supervisor Fee - 08/14/17
Supervisor: Karen Uhlig	KU081417	200.00			Supervisor Fee - 08/14/17
Supervisor: Mimieaux Kilpatrick	MK081417	200.00	\$ 800.00		Supervisor Fee - 08/14/17
Tampa Bay Times	501790 072117	688.00			2017/2018 Budget - 07/21/17
Tampa Bay Times	501790 072817	684.00	\$ 1,372.00		2017/2018 Budget - 07/28/17
Regular Services Sub-Total		\$ 5,303.46			
Additional Services					
Fields	1570	\$ 80.00			Community Enhancements Sign - 06/26/17
Fields	1578	152.50			Community Enhancement Party Sign - 07/14/17
Fields	1583	238.00	\$ 470.50		Koozie Kan Coolers - 08/01/17
Himes Electrical Service, Inc.	19662	120.00			Inspected Time Clocks - 08/22/17
Josue D.Marquez	JM081517	150.00			DJ for Community Event - 08/15/17
LMP	124202	524.72			Irrigation Service - 07/19/17
LMP	124028	1,300.00			Install Playground Mulch - 08/07/17
LMP	124908	3,251.41	\$ 5,076.13		Add Heads to Zone - 08/30/17
Munyan	18956	24,682.50			75% Completion of Resilience Paints - 08/09/17
Shore Commercial Services, Inc.	171123	130.00			Service Call - 08/25/17
Additional Services Sub-Total		\$ 30,629.13			

Northwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
TOTAL:		\$ 63,602.43			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 8/1/2017

INVOICE NUMBER: 0000382057

CUSTOMER NUMBER: 0063291

PO NUMBER:

PAYMENT TERMS: Net 30

Northwood CDD
C/O Meritus Districts
2005 Pan AM Circle #120
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - August		1,225.00	1,225.00

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$1,225.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE: 8/1/2017

INVOICE NUMBER: 0000382057

CUSTOMER NUMBER: 0063291

TOTAL AMOUNT DUE: \$1,225.00

AUG 02 2017

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Bella Pool Service LLC
 1324 Seven Springs Blvd
 Suite #188
 Trinity, FL 34655

Invoice

Date	Invoice #
8/17/2017	7577

Bill To
Northwood CDD C/O Meritus 2005 Pan Am Circle Suite 120 Tampa, FL 33607

Ship To
Northwood CDD/ DMS 27248 Big Sur Dr Wesley Chapel, FL 33554

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15		8/17/2017			

Quantity	Item Code	Description	Price Each	Amount
	Commercial Pool	AUGUST ; Full service cleaning pool 3x weekly	980.00	980.00
	Toro Valve	Used as Auto-fill valve for pool. Valve had ceased working. Replaced on 8/2 PART - 68.00 , Labor - 37.00	105.00	105.00

Phone #	E-mail	Total	\$1,085.00
727-656-7285	bellpoolservice@verizon.net		

REVIEWEDdthomas 8/25/2017



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/1/2017	123531

Bill To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information

Services for the month of August 2017

Description	Qty	Rate	Amount
MONTHLY MAINTENANCE - BASE PAY	1	4,225.78	4,225.78
MONTHLY MAINTENANCE - PERFORMANCE PAY	1	1,408.60	1,408.60
Total			\$5,634.38
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	8/31/2017	Balance Due
			\$0.00
			\$5,634.38

REVIEWEDdthomas 8/25/2017

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



Invoice Number: 7978
Invoice Date: Aug 1, 2017
Page: 1

Bill To:
Northwood CDD 2005 Pan Am Circle Ste 120 Tampa, FL 33607

Ship to:	

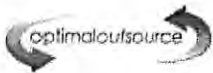
Customer ID	Customer PO	Payment Terms	
Northwood		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		8/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - August		4,791.66
	Postage	Postage - June		43.95
550.00	Copies - B/W	Copies: B/W - June	0.15	82.50
19.00	Copies - Color	Copies: Color - June	0.50	9.50
	Reimb	Special mailings re: budget		552.02
		B		

Subtotal	5,479.63
Sales Tax	
Total Invoice Amount	5,479.63
Payment/Credit Applied	
TOTAL	5,479.63

Check/Credit Memo No:

REVIEWED by dthomas 8/25/2017



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Invoice OPT0154605

Jul 14, 2017

Thanks for your order!

Meritus Associations
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Client Meritus Associations-381
Product Mail My PDF
Job Number HAYrXEyKYMPDF
Job Name Northwood CDD
PO Number FY 2018 Budget Hearing
Due Date Aug 13, 2017

Summary

Materials & Services

Printing, inserting and mailing.

91 | 1-5 sheets @ \$0.27 base (\$0.11 each additional sheet)

91 | 2 Sheets total: 34.58

91 | #10 Envelope

Postage 1 oz Letter

Qty	Price	Tax	Subtotal
1	34.580	T	\$34.58
91	0.460	N	\$41.86
Subtotal			\$76.44
Tax			\$2.42
Total			\$78.86

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630

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78 * 86 +

78 * 86 +

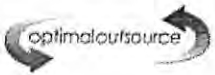
78 * 86 +

78 * 86 +

78 * 86 +

78 * 86 +

552 * 02 *



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Thanks for your order!

Meritus Associations
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Invoice OPT0154606

Jul 14, 2017

Client Meritus Associations-381
Product Mail My PDF
Job Number HAYWHBV9CMPDF
Job Name Northwood CDD
PO Number FY 2018 Budget pt. 2
Due Date Aug 13, 2017

Summary

Materials & Services

Printing, inserting and mailing.

91 | 1-5 sheets @ \$0.27 base (\$0.11 each additional sheet)

91 | 2 Sheets total: 34.58

91 | #10 Envelope

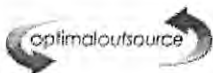
Postage 1 oz Letter

Qty	Price	Tax	Subtotal
1	34.580	T	\$34.58
91	0.460	N	\$41.86
Subtotal			\$76.44
Tax			\$2.42
Total			\$78.86

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Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Invoice OPT0154608

Jul 14, 2017

Thanks for your order!

Meritus Associations
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Client Meritus Associations-381
Product Mail My PDF
Job Number HAYbdtfS8MPDF
Job Name Northwood CDD
PO Number FY 2018 Budget Pt. 3
Due Date Aug 13, 2017

Summary

Materials & Services

Printing, inserting and mailing.

91 | 1-5 sheets @ \$0.27 base (\$0.11 each additional sheet)

91 | 2 Sheets total: 34.58

91 | #10 Envelope

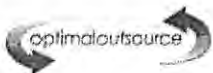
Postage 1 oz Letter

Qty	Price	Tax	Subtotal
1	34.580	T	\$34.58
91	0.460	N	\$41.86
Subtotal			\$76.44
Tax			\$2.42
Total			\$78.86

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Thanks for your order!

Meritus Associations
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Invoice OPT0154609

Jul 14, 2017

Client Meritus Associations-381
Product Mail My PDF
Job Number HAY5AURMcMPDF
Job Name Northwood CDD
PO Number FY 2018 Budget Pt. 4
Due Date Aug 13, 2017

Summary

Materials & Services

Printing, inserting and mailing.

91 | 1-5 sheets @ \$0.27 base (\$0.11 each additional sheet)

91 | 2 Sheets total: 34.58

91 | #10 Envelope

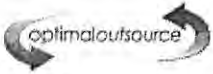
Postage 1 oz Letter

Qty	Price	Tax	Subtotal
1	34.580	T	\$34.58
91	0.460	N	\$41.86
Subtotal			\$76.44
Tax			\$2.42
Total			\$78.86

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Invoice OPT0154611

Jul 14, 2017

Thanks for your order!

Meritus Associations
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Client Meritus Associations-381
Product Mail My PDF
Job Number HAY7uPKD2MPDF
Job Name Northwood CDD
PO Number FY 2018 Budget Hearing Pt 5
Due Date Aug 13, 2017

Summary

Materials & Services

Printing, inserting and mailing.

91 | 1-5 sheets @ \$0.27 base (\$0.11 each additional sheet)

91 | 2 Sheets total: 34.58

91 | #10 Envelope

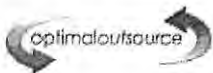
Postage 1 oz Letter

Qty	Price	Tax	Subtotal
1	34.580	T	\$34.58
91	0.460	N	\$41.86
Subtotal			\$76.44
Tax			\$2.42
Total			\$78.86

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Thanks for your order!

Meritus Associations
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Invoice OPT0154614

Jul 14, 2017

Client Meritus Associations-381
Product Mail My PDF
Job Number HAYn2D87wMPDF
Job Name Northwood CDD
PO Number FY 2018 Budget Pt. 6
Due Date Aug 13, 2017

Summary

Materials & Services

Printing, inserting and mailing.

91 | 1-5 sheets @ \$0.27 base (\$0.11 each additional sheet)

91 | 2 Sheets total: 34.58

91 | #10 Envelope

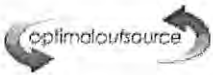
Postage 1 oz Letter

QTY	Price	Tax	Subtotal
1	34.580	T	\$34.58
91	0.460	N	\$41.86
Subtotal			\$76.44
Tax			\$2.42
Total			\$78.86

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Thanks for your order!

Meritus Associations
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Invoice OPT0154615

Jul 14, 2017

Client Meritus Associations-381
Product Mail My PDF
Job Number HAYUDXxfxMPDF
Job Name Northwood CDD
PO Number FY 2018 Budget Pt 7
Due Date Aug 13, 2017

Summary

	Qty	Price	Tax	Subtotal
Materials & Services	1	34.580	T	\$34.58
Printing, inserting and mailing.				
91 1-5 sheets @ \$0.27 base (\$0.11 each additional sheet)				
91 2 Sheets total: 34.58				
91 #10 Envelope				
 Postage 1 oz Letter	91	0.460	N	\$41.86
Subtotal				\$76.44
Tax				\$2.42
Total				\$78.86

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630

OLM, Inc.

975 Cobb Place Blvd.
Suite 304
Kennesaw, GA 30144
Phone 770.420.0900

Invoice

Date	Invoice #
8/8/2017	31832

Bill To
NORTHWOOD CDD 2005 Panam Circle Suite 120 Tampa, FL 33607

AUG 14 2017

P.O. No.	Terms	Due Date
	Net 30	9/7/2017

Description	Amount
MONTHLY LANDSCAPE INSPECTION CONDUCTED AT NORTHWOOD CDD ON 8/2/17 BY PAUL WOODS	390.00
AUG 14 2017	
PLEASE INCLUDE INVOICE NUMBER ON YOUR CHECK	Total \$390.00

REVIEWEDdthomas 8/25/2017



Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

Northwood Community Development District
c/o MERITUS DISTRICTS
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607

August 21, 2017
Client: 001026
Matter: 000001
Invoice #: 14673

Page: 1

RE: General Matters

For Professional Services Rendered Through August 15, 2017

SERVICES

Date	Person	Description of Services	Hours	
8/14/2017	VKB	REVIEW AGENDA PACKET; FOLLOW UP WITH COUNSEL TO MEADOW POINTE II RE: SIDEWALK RESOLUTION WITH COUNTY. PREPARE FOR AND ATTEND BOARD MEETING.	4.2	
Total Professional Services			4.2	\$1,050.00

PERSON RECAP

Person	Hours	Amount
VKB Vivek K. Babbar	4.2	\$1,050.00

REVIEWEDdtThomas 8/25/2017

August 21, 2017

Client: 001026

Matter: 000001

Invoice #: 14673

Page: 2

Total Services	\$1,050.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,050.00

PAY THIS AMOUNT

\$1,050.00

Please Include Invoice Number on all Correspondence

Purchase Order Number	Invoice Date	Invoice Number	Invoice Amount	Payment Due Date
	01/07/17	27868236	\$396.60	02/01/17

Nature Of Service: Quarterly Billing**Current Charges:**

02/01/17 - 04/30/17

Recurring Service

Amount: \$396.60

Tax: \$0.00

\$396.60

Total Balance Due: \$396.60

Did you know... Failure to include your invoice could cause a delay
in processing your payment.

Don't Forget to Include the Following With Your Payment:
Customer Number
Invoice Number

Customer Number:

01300 117463862

Business/Account Name:

NORTHWOOD COMMUNITY

Service Address:

27248 Big Sur Dr
Development District
Wesley Chapel, FL 33544-6656

For Questions: 1.800.2.TYCO.IS

Need a copy of our new W9?

Visit us at www.tycois.com/legal

It's fast and even more
important - it's easy! You can
save time and money
paying your bill. Please see
the back of your invoice to see
how you can setup your
account for automatic
payments using your bank
account!

Visit www.TycoIS.com for up-to-date
security services information for your
business.

To pay this invoice and/or future
recurring invoice by credit card,
follow the instructions on the
back of this invoice.

Late Fee Policy: A late fee of 1.5% (or highest rate permitted by law, if
less) per month will be assessed on the unpaid Total Balance Due when
more than 30 days past due.

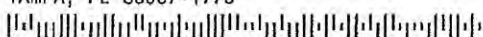
TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL

Page 1 of 2

Tyco Integrated Security LLC
10405 Crosspoint Blvd.
Indianapolis, IN 46256

7502 6000 H0 10 03 01022017 0009934 000-0 102-

//BWIIFYG
#268364711003100#
NORTHWOOD COMMUNITY
ATTN: DISTRICT INVOICES
5680 W CYPRESS ST STE A
DEVELOPMENT DISTRICT
TAMPA, FL 33607-1775



Invoice Number: 27868236
Invoice Date: 01/07/17
Customer Number: 01300 117463862
Due Date: 02/01/17

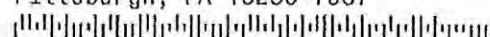
Please Pay
This Amount

\$396.60

Amount
Enclosed: \$

MAIL PAYMENT TO

Tyco Integrated Security LLC
P.O. Box 371967
Pittsburgh, PA 15250-7967



Payment Coupon Please detach and enclose this coupon with your payment. Do not
send cash. Please write your customer number on your check or
money order and make payable to: Tyco Integrated Security LLC

☐ If you want to pay by credit card or make any changes to your billing or
service account information, please check here and enter the new
information on the back of this invoice.

001174638620002786823600201170000396600000396603

Purchase Order Number	Invoice Date	Invoice Number	Invoice Amount	Payment Due Date
	04/08/17	28393965	\$396.60	Upon Receipt

Nature Of Service: Quarterly Billing**Current Charges:**

05/01/17 - 07/31/17

Recurring Service

Amount: \$396.60

Tax: \$0.00

\$396.60

Total Balance Due: \$396.60Did you know... Failure to include your invoice could cause a delay
in processing your payment.Don't Forget to Include the Following With Your Payment:
Customer Number
Invoice Number**Customer Number:**

01300 117463862

Business/Account Name:

NORTHWOOD COMMUNITY.

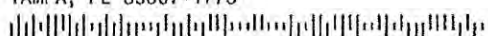
Service Address:27248 Big Sur Dr
Development District
Wesley Chapel, FL 33544-6656For Questions: 1.800.2.TYCO.IS
Need a copy of our new W9?
Visit us at www.tycois.com/legalIt's fast and even more
important - it's easy! You can
save time and money
paying your bill. Please see
the back of your invoice to see
how you can setup your
account for automatic
payments using your bank
account!Visit www.TycoIS.com for up-to-date
security services information for your
business.To pay this invoice and/or future
recurring invoice by credit card,
follow the instructions on the
back of this invoice.**Late Fee Policy:** A late fee of 1.5% (or highest rate permitted by law, if
less) per month will be assessed on the unpaid Total Balance Due when
more than 30 days past due.

TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL

Page 1 of 6

Tyco Integrated Security LLC
10405 Crosspoint Blvd.
Indianapolis, IN 46256

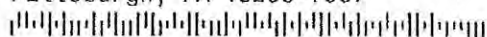
7502 L000 NO 10 01 04072017 0001770 001

#BWNKFYG
#268364711003100#
NORTHWOOD COMMUNITY
ATTN DISTRICT INVOICES
5680 W CYPRESS ST STE A
DEVELOPMENT DISTRICT
TAMPA, FL 33607-1775Invoice Number: 28393965
Invoice Date: 04/08/17
Customer Number: 01300 117463862
Due Date: Upon ReceiptPlease Pay
This Amount

\$396.60

Amount
Enclosed \$

MAIL PAYMENT TO

Tyco Integrated Security LLC
P.O. Box 371967
Pittsburgh, PA 15250-7967Payment Coupon Please detach and enclose this coupon with your payment. Do not
send cash. Please write your customer number on your check or
money order and make payable to: Tyco Integrated Security LLC☐ if you want to pay by credit card or make any changes to your billing or
service account information, please check here and enter the new
information on the back of this invoice.

001174638620002839396500501170000396600000396601

tyco
Integrated Security

Purchase Order Number	Invoice Date	Invoice Number	Invoice Amount	Payment Due Date
	07/08/17	28894625	\$421.77	Upon Receipt

Nature Of Service: Quarterly Billing**Current Charges:**

08/01/17 - 10/31/17

Recurring Service

Amount: \$421.77

Tax: \$0.00

\$421.77

Total Balance Due:**\$421.77**

Did you know... Failure to include your invoice could cause a delay
in processing your payment.

Don't Forget to Include the Following With Your Payment:
Customer Number
Invoice Number

Customer Number:

01300 117463862

Business/Account Name:

NORTHWOOD COMMUNITY

Service Address:

27248 Big Sur Dr
Development District
Wesley Chapel, FL 33544-6656

For Questions: 1.800.2.TYCO.IS

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Visit us at www.tycois.com/legal

It's fast and even more
important - it's easy! You can
save time and money
paying your bill. Please see
the back of your invoice to see
how you can setup your
account for automatic
payments using your bank
account!

Visit www.TycoIS.com for up-to-date
security services information for your
business.

To pay this invoice and/or future
recurring invoice by credit card,
follow the instructions on the
back of this invoice.

Late Fee Policy: A late fee of 1.5% (or highest rate permitted by law, if
less) per month will be assessed on the unpaid Total Balance Due when
more than 30 days past due.

TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL.

Page 1 of 4

102

Tyco Integrated Security LLC
10405 Crosspoint Blvd.
Indianapolis, IN 46256

7502 6000 N9 10 07 07012017 0001764 001

#BWNKFYG
#268364711003100#
NORTHWOOD COMMUNITY
ATTN DISTRICT INVOICES
5680 W CYPRESS ST STE A
DEVELOPMENT DISTRICT
TAMPA, FL 33607-1775

Invoice Number: 28894625
Invoice Date: 07/08/17
Customer Number: 01300 117463862
Due Date: Upon Receipt

Please Pay
This Amount

\$421.77

Amount
Enclosed: \$

MAIL PAYMENT TO

Tyco Integrated Security LLC
P.O. Box 371967
Pittsburgh, PA 15250-7967

Payment Coupon Please detach and enclose this coupon with your payment. Do not
send cash. Please write your customer number on your check or
money order and make payable to Tyco Integrated Security LLC

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service account information, please check here and enter the new
information on the back of this invoice.

001174638620002889462500801170000421770000421774

Account Summary

New Charges Due Date	9/06/17
Billing Date	8/13/17
Account Number	813-991-1155-072408-5
PIN	7607
Previous Balance	230.78
Payments Received Thru 8/01/17	-230.78
Thank you for your payment!	
Balance Forward	.00
New Charges	230.78
Total Amount Due	\$230.78

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Helps protect your computers and mobile devices against viruses and malware.



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Cloud-based storage to save and share data from any Internet-connected device.



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business.frontier.com/secure



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Pay by Mail

To Contact Us

Chat: Frontier.com **Online:** Frontier.com/helpcenter

1.800.921.8102 **Email:** ContactBusiness@ftr.com

1 6



P.O. Box 5157, Tampa, FL 33675

AB 01 003688 18995 B 20 A



NORTHWOOD CDD
2005 PAN AM CIR STE 120
ST 120
TAMPA, FL 33607-2529

AUG 21 2017

PAYMENT STUB

Total Amount Due **\$230.78**

New Charges Due Date 9/06/17

Account Number 813-991-1155-072408-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$

To change your billing address, call 1-800-921-8102

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



CURRENT BILLING SUMMARY

Local Service from 08/13/17 to 09/12/17

Qty Description	813/991-1155.0	Charge
Basic Charges		
Frontier Solutions for Business - 2 Year Term		87.00
Access Recovery Chrg-Bus		2.04
Federal Subscriber Line Charge - Bus		6.50
Federal Excise Tax		.26
Federal USF Recovery Charge		1.46
FCA Long Distance - Federal USF Surcharge		1.71
FL State Communications Services Tax		4.86
FL State Gross Receipts Tax		2.49
County Communications Services Tax		2.42
FL Telecommunications Relay Service		.11
Pasco County 911 Surcharge		.40
Total Basic Charges		109.25
Non Basic Charges		
FiOS 25/25 2Yr - Bus		99.99
Security & Backup Bundle 25GB		10.49
Other Charges-Detailed Below		-26.06
Partial Month Charges-Detailed Below		-50.00
Federal Excise Tax		.03
FL State Communications Services Tax		-1.37
FL State Gross Receipts Tax		-.71
County Communications Services Tax		-.89
County Sales Tax		.10
FL State Sales Tax		.63
Total Non Basic Charges		32.41
Video		
FiOS TV Custom HD - Publi		68.99
3 HD Set Top Box		35.97
Partial Month Charges-Detailed Below		-25.00
FCC Regulatory Recovery Fee		.09
Broadcast TV Surcharge		1.99
FL Video Communications Service Tax		2.27
FL State Gross Receipts Tax		1.16
County Video Communications Services Tax		1.13
County Sales Tax		.36
FL State Sales Tax		2.16
Total Video		89.12

TOTAL 230.78

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	8/13	1.99
1 Road Work Reco Surcharge	AUTOCH	8/13	.95
Solutions Bundle Discount	AUTOCH	8/13	-22.00
Bundle Discount	AUTOCH	8/13	-7.00
813/991-1155		Subtotal	-26.06
Partial Month Charges			
FiOS Video Discount 99 MO	PROMOTION	8/13 9/12	-25.00
FiOS Internet Bus 99 MO	PROMOTION	8/13 9/12	-30.00
HSI Discount 24 MO	PROMOTION	8/13 9/12	-20.00
813/991-1155		Subtotal	-75.00
	Subtotal		-101.06

CIRCUIT ID DETAIL

10/KQXA/470055/ /VZFL

Detail of Frontier Com of America Charges

Toll charged to 813/991-1155

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$86.15 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

As part of our commitment to go green and help make it easier for you to manage your account, Frontier is going paperless. Effective on your next bill, there will be a \$1 charge to receive a paper bill. Enroll in paperless billing today at frontier.com/gopaperless and view your bill electronically anytime at no charge. Questions? Customer service can help.

Upon termination of service, you must return equipment owned by Frontier. Failure to return Frontier Equipment, or returning Equipment in a damaged condition (subject only to reasonable wear and tear) will result in the imposition of an Equipment fee that may be substantial.

If you have a question or concern about closed captioning on any program, please call Frontier at 1-877-462-6606. You can also send written correspondence by fax to 1-304-344-0435, by email to Video.Closed.Caption@ftr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.

Frontier Communications and its affiliates (collectively "Frontier") would like to offer you products and services that best meet your needs by using information about services you have already purchased from Frontier. To do this, Frontier may use your customer proprietary network information (CPNI), which includes your current services, how you use them, and the related billing of those services to determine which new products or services might best meet your needs. Protecting the confidentiality of your CPNI is your right and our duty under federal law.

You may choose not to allow us to use your CPNI to offer you additional products or services, such as, long distance, High-Speed Internet, or bundled packages. If Frontier's use of your customer information for this purpose is acceptable to you, you do not need to take any action. Your consent to Frontier's use of your CPNI will be inferred after thirty (30) days. If you wish to restrict Frontier's use of your CPNI, you may call 1-877-213-1556 or visit www.frontier.com/cpni.

Even if you consent to Frontier's use of your CPNI, as described above, you can change your mind at any time and contact customer service to make that change. Any restriction of Frontier's use of your CPNI will stay in effect until you notify us otherwise. If you choose to restrict access to your CPNI, your service will not be affected - you will continue to receive the same high quality services from Frontier. You should know that restricting Frontier's use of your CPNI will not eliminate all of our marketing contacts with you. You may still receive marketing contacts that are not based on your restricted CPNI. Frontier takes the privacy of customer information seriously and appreciates the opportunity to provide high quality communications services to you.



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(352) 521-4285

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17-97213

53600
4302



7291 1 1

NORTHWOOD CDD

Service Address: **1406 CALADESI DR**

Bill Number: 9417682

Billing Date: 8/24/2017

Billing Period: 6/28/2017 to 7/29/2017

Account #	Customer #
0518910	01307961
Please use the 15-digit number below when making a payment through your bank	
051891001307961	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08200645	6/28/2017	14	7/29/2017	16	31	2

Usage History
Water

July 2017	2
June 2017	0
May 2017	0
April 2017	1
March 2017	0
February 2017	0
January 2017	0
December 2016	4
November 2016	0
October 2016	0
September 2016	0

Transactions

Previous Bill	36.22
Payment 8/11/2017	-36.22 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	7.83
Water Tier 1	2.0 Thousand gallons X \$2.70 5.40
Sewer	
Sewer Base Charge	17.34
Sewer Charges	2.0 Thousand gallons X \$5.10 10.20
Reclaimed	
Reclaimed Water Base Charge	6.08
Adjustments	
Backflow Fee	4.97
Total Current Transactions	51.82
TOTAL BALANCE DUE	\$51.82

Annual Water Quality Report: 2016 Consumer Confidence Report is available online at www.bit.ly/PascoCtyRegional. To request a paper copy please call 727-847-8131.

REVIEWED dthomas 9/1/2017

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TO PAY ONLINE, VISIT pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0518910
Customer # 01307961
Balance Forward 0.00
Current Transactions 51.82

Total Balance Due \$51.82
Due Date 9/11/2017

10% late fee will be applied if paid after due date

Round Up Donation to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.



NORTHWOOD CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2380

AUG 23 2017

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013079619051891000941768230000051822



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7290 1 1

NORTHWOOD COMMUNITY DEV DISTRICT

Service Address: **27248 BIG SUR DR**

Bill Number: 9412888

Billing Date: 8/24/2017

Billing Period: 6/28/2017 to 7/29/2017

Account #	Customer #
0519410	01058581
Please use the 15-digit number below when making a payment through your bank	
051941001058581	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08776192	6/28/2017	2658	7/29/2017	2691	31	33

Usage History

Month	Usage
July 2017	33
June 2017	34
May 2017	21
April 2017	22
March 2017	16
February 2017	13
January 2017	15
December 2016	43
November 2016	19
October 2016	20
September 2016	22

Transactions

Previous Bill	1,011.62
Payment 8/11/2017	-1,011.62 CR
Past Due	0.00
Current Transactions	
Water	
Water Base Charge	39.15
Water Tier 1	30.0 Thousand gallons X \$2.70 81.00
Water Tier 2	3.0 Thousand gallons X \$3.63 10.89
Sewer	
Sewer Base Charge	86.70
Sewer Charges	33.0 Thousand gallons X \$5.10 168.30
Adjustments	
Late Payment Charge	61.69
Total Current Transactions	447.73

TOTAL BALANCE DUE \$447.73

*Past due balance is delinquent and subject to further fees and immediate disconnect.

Annual Water Quality Report: 2016 Consumer Confidence Report is available online at www.bit.ly/PascoCtyRegional. To request a paper copy please call 727-847-8131.

REVIEWED dthomas 9/1/2017



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NORTHWOOD COMMUNITY DEV DISTRICT
2005 PAN AM CIR STE 120
TAMPA FL 33607-2359

AUG 23 2017

Account # 0519410
Customer # 01058581
Past Due 0.00
Current Transactions 447.73

Total Balance Due	\$447.73
Due Date	9/11/2017

10% late fee will be applied if paid after due date

Round Up Donation to Charity	
Amount Enclosed	

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010585814051941080941288880000447731



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29-10012



225 1 1

NORTHWOOD COMMUNITY DEV DISTRICT

Service Address: **0 BIG SUR DR**

Bill Number: 9228976

Billing Date: 7/27/2017

Billing Period: 5/11/2017 to 6/16/2017

Account #	Customer #
0011045	01272114
Please use the 15-digit number below when making a payment through your bank	
001104501272114	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08389871	5/11/2017	3789	6/16/2017	3835	36	46

Usage History

Reclaimed

June 2017	46
May 2017	43
April 2017	19
March 2017	0
February 2017	18
January 2017	20
December 2016	34
November 2016	44
October 2016	74
September 2016	47
August 2016	17
July 2016	64

Transactions

TOTAL BALANCE DUE

0.00

\$0.00

REVIEWED dthomas 8/25/2017



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NORTHWOOD COMMUNITY DEV DISTRICT
5680 W CYPRESS STREET STE A
TAMPA FL 33607-1775

JUL 31 2017

Round Up Donation to Charity

Amount Enclosed

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012721140001104530922897670000000000



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7204 1 1

NORTHWOOD COMMUNITY DEV DISTRICT

Service Address: **27248 BIG SUR DR**

Bill Number: 9266144

Billing Date: 7/26/2017

Billing Period: 5/24/2017 to 6/28/2017

Account #	Customer #
0519410	01058581
Please use the 15-digit number below when making a payment through your bank	
051941001058581	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08776192	5/24/2017	2624	6/28/2017	2658	35	34

Usage History

Month	Usage
June 2017	34
May 2017	21
April 2017	22
March 2017	16
February 2017	13
January 2017	15
December 2016	43
November 2016	19
October 2016	20
September 2016	22
August 2016	30

Transactions

Previous Bill	616.85
Past Due	616.85
Current Transactions	
Water	
Water Base Charge	39.15
Water Tier 1 30.0 Thousand gallons X \$2.70	81.00
Water Tier 2 4.0 Thousand gallons X \$3.63	14.52
Sewer	
Sewer Base Charge	86.70
Sewer Charges 34.0 Thousand gallons X \$5.10	173.40
Total Current Transactions	394.77

TOTAL BALANCE DUE \$1,011.62

*Past due balance is delinquent and subject to further fees and immediate disconnect.

Annual Water Quality Report: 2016 Consumer Confidence Report is available online at www.bit.ly/PascoCtyRegional To request a paper copy please call 727-847-8131.

REVIEWED dthomas 8/25/2017



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JUL 31 2017

NORTHWOOD COMMUNITY DEV DISTRICT
2005 PAN AM CIR STE 200
TAMPA FL 33607-2359

Account # 0519410
Customer # 01058581
Past Due 616.85
Current Transactions 394.77

Total Balance Due \$1,011.62
Due Date 8/14/2017

10% late fee will be applied if paid after due date

Round Up Donation to Charity	.
Amount Enclosed	.

☐ Check this box to participate in Round-Up.

PASCO COUNTY
UTILITIES SERVICES BRANCH
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010585814051941080926614400001011625



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7205 1 1

NORTHWOOD CDD

Service Address: **1406 CALADESI DR**

Bill Number: 9270964

Billing Date: 7/26/2017

Billing Period: 5/24/2017 to 6/28/2017

Account #	Customer #
0518910	01307961
Please use the 15-digit number below when making a payment through your bank	
051891001307961	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08200645	5/24/2017	14	6/28/2017	14	35	0

Usage History

Water	
June 2017	0
May 2017	0
April 2017	1
March 2017	0
February 2017	0
January 2017	0
December 2016	4
November 2016	0
October 2016	0
September 2016	0
August 2016	0

Transactions

Previous Bill	36.22
Payment 7/21/2017	-36.22 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	7.83
Sewer	
Sewer Base Charge	17.34
Reclaimed	
Reclaimed Water Base Charge	6.08
Adjustments	
Backflow Fee	4.97
Total Current Transactions	36.22
TOTAL BALANCE DUE	\$36.22

Annual Water Quality Report: 2016 Consumer Confidence Report is available online at www.bit.ly/PascoCtyRegional. To request a paper copy please call 727-847-8131.

REVIEWED dthomas 8/25/2017



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☐ Check this box if entering change of mailing address on back.

NORTHWOOD CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2380

JUL 31 2017

Account #	0518910
Customer #	01307961
Balance Forward	0.00
Current Transactions	36.22
Total Balance Due	\$36.22
Due Date	8/14/2017
10% late fee will be applied if paid after due date	
Round Up Donation to Charity	
Amount Enclosed	
<input type="checkbox"/> Check this box to participate in Round-Up.	

PASCO COUNTY
UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION & SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 08/21/2017

Account: 211014561545

NORTHWOOD CDD
C/O CINDY HESSELBIRG
1406 CALADESI DR
WESLEY CHAPEL, FL 33544-6647

Current month's charges:	\$26.66
Total amount due:	\$26.66
Current month's charges due:	09/11/2017

Your Account Summary

Previous Amount Due	\$34.50
Payment(s) Received Since Last Statement	-\$34.50
Current Month's Charges Due By 09/11/2017	\$26.66
Total Amount Due	\$26.66

Go paperless and win!

More perks, less clutter. Enroll in Paperless Billing by Sept. 30, 2017 from **tecoaccount.com** to be entered to win an iPad!*



*Learn more about the benefits, and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Know what's below.
Call before you dig.

Help us avoid service interruptions

Call 811 two full business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Thursday. Visit **sunshine811.com** or tampaelectric.com/callbeforeyoudig.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211014561545

Current month's charges:	\$26.66
Total amount due:	\$26.66
Current month's charges due:	09/11/2017

Amount Enclosed \$
697061826650

00001184 01 AV 0 37 33607 FTECO108221700155110 00000 03 01000000 012 03 15287 002



NORTHWOOD CDD
C/O CINDY HESSELBIRG
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

AUG 24 2017

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6970618266502110145615450000000026661

Account: 211014561545
Statement Date: 08/21/2017
Current month's charges due 09/11/2017

Details of Charges – Service from 07/20/2017 to 08/15/2017

Service for: 1406 CALADESI DR, WESLEY CHAPEL, FL 33544-6647

Rate Schedule: General Service - Non Demand

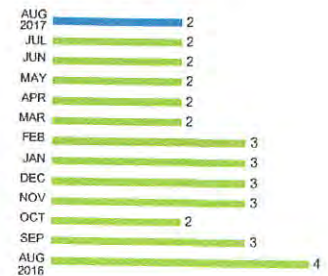
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K23279	08/15/2017	4,054		4,009		45 kWh	1	27 Days

Basic Service Charge		\$19.94
Energy Charge	45 kWh @ \$0.06216/kWh	\$2.80
Fuel Charge	45 kWh @ \$0.02956/kWh	\$1.33
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.69
State Tax		\$1.97
Total Electric Cost, Local Fees and Taxes		\$26.66

Total Current Month's Charges **\$26.66**

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.



Statement Date: 08/02/17

Account: 311000000001

NORTHWOOD CDD
C/O DISTRICT MANAGEMENT SVCS
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529



Current month's charges:	\$5,548.96
Total amount due:	\$4,376.53
Current month's charges due:	08/16/17

Your Account Summary

Previous Amount Due	\$5,407.66
Payment(s) Received Since Last Statement	-\$6,580.09
Current Month's Charges Due By 08/16/17	\$5,548.96
Total Amount Due	\$4,376.53

Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at tecoaccount.com

REVIEWED by Thomas 8/25/2017

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



More options for you.

Visit tecoaccount.com to view and pay your bill, manage your information and more, 24/7 from any device.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000000001

Current month's charges:	\$5,548.96
Total amount due:	\$4,376.53
Current month's charges due:	08/16/17

Amount Enclosed \$

701250000090

NORTHWOOD CDD
C/O DISTRICT MANAGEMENT SVCS
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

MAIL PAYMENT TO
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outages

877-832-6747

Power Outages

877-588-1010

Electric Energy-Saving Programs

813-275-3909

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Peoples Gas/Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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Your payment options are:

- Schedule free one-time or recurring payments at **tampaelectric.com** using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit **peoplesgas.com** or **tampaelectric.com** or call Customer Care at the number listed above.
- Pay by credit or debit card using Quick Pay at **tampaelectric.com** or call **866-689-6469**.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas or Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Peoples Gas or Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and/or Tampa Electric and do so in a timely fashion. Peoples Gas and Tampa Electric are not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite **peoplesgas.com** o **tampaelectric.com** para ver esta información en español.

Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
NORTHWOOD CDD	211014564267	NORTHWOOD, UNIT 5 WESLEY CHAPEL, FL 33544-0000	\$163.20
NORTHWOOD CDD	211014563988	NORTHWOOD, UNIT 4B TAMPA, FL 33602-0000	\$204.01
NORTHWOOD CDD	211014563533	NORTHWOOD, UNIT 7 WESLEY CHAPEL, FL 33544-0000	\$265.21
NORTHWOOD CDD	211014563327	NORTHWOOD 3B TAMPA, FL 33602-0000	\$244.81
NORTHWOOD CDD	211014563079	NORTHWOODS, UNIT 4A-2 WESLEY CHAPEL, FL 33544-0000	\$122.41
NORTHWOOD CDD	211014562758	NORTHWOOD, UNIT 3A WESLEY CHAPEL, FL 33544-0000	\$183.61
NORTHWOOD CDD	211014562451	NORTHWOOD, UNIT 2B TAMPA, FL 33602-0000	\$163.20
NORTHWOOD CDD	211014562246	NORTHWOOD, UNIT 2A WESLEY CHAPEL, FL 33544-0000	\$122.41
NORTHWOOD CDD	211014562022	NORTHWOOD, UNIT 6A WESLEY CHAPEL, FL 33543-0000	\$122.41
NORTHWOOD CDD	211014561784	100 NORTHWOOD PALMS BL WESLEY CHAPEL, FL 33543-0000	\$313.61
NORTHWOOD CDD	211014560596	27500 BREAKERS DR WESLEY CHAPEL, FL 33544-6667	\$142.80
NORTHWOOD CDD	211014561297	27248 BIG SUR DR WESLEY CHAPEL, FL 33544-6656	\$277.08
NORTHWOOD CDD	211014561040	1438 NORTHWOOD PALMS BL WESLEY CHAPEL, FL 33543-0000	\$940.86
NORTHWOOD CDD	211014560844	1438 NORTHWOOD PALMS BL WESLEY CHAPEL, FL 33543-0000	\$20.64
NORTHWOOD CDD	211014560349	27248 BIG SUR DR WESLEY CHAPEL, FL 33544-6656	\$555.15
NORTHWOOD CDD	211014560109	1438 NORTHWOOD PALMS BL, #2 WESLEY CHAPEL, FL 33543-0000	\$20.83
NORTHWOOD CDD	211014509841	1 NORTHWOOD PALMS DR WESLEY CHAPEL, FL 33543-0000	\$413.58
NORTHWOOD CDD	211014509577	NORTHWOOD PALMS BLVD PH2 WESLEY CHAPEL, FL 33543-0000	\$228.08
NORTHWOOD CDD	211014560349	27248 BIG SUR DR WESLEY CHAPEL, FL 33544-6656	\$582.74
NORTHWOOD CDD	211014560349	27248 BIG SUR DR WESLEY CHAPEL, FL 33544-6656	\$462.32

Unbilled Individual Accounts

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS
NORTHWOOD CDD	211014563772	NORTHWOOD, UNIT 8& WESLEY CHAPEL, FL 33543-0000
NORTHWOOD CDD	211014564473	NORTHWOOD SUBDIVISION WESLEY CHAPEL, FL 33543-0000



Account: 211014564267
Statement Date: 08/01/17

Details of Charges – Service from 06/22/17 to 07/21/17

Service for: NORTHWOOD, UNIT 5, WESLEY CHAPEL, FL 33544-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	352 kWh @ \$0.03224/kWh	\$11.35
Fixture & Maintenance Charge	8 Fixtures	\$47.68
Lighting Pole / Wire	8 Poles	\$93.36
Lighting Fuel Charge	352 kWh @ \$0.02916/kWh	\$10.26
Florida Gross Receipt Tax		\$0.55
Lighting Charges		\$163.20
Current Month's Electric Charges		\$163.20

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Account: 211014563988
Statement Date: 08/01/17

Details of Charges – Service from 06/22/17 to 07/21/17

Service for: NORTHWOOD, UNIT 4B, TAMPA, FL 33602-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	440 kWh @ \$0.03224/kWh	\$14.19
Fixture & Maintenance Charge	10 Fixtures	\$59.60
Lighting Pole / Wire	10 Poles	\$116.70
Lighting Fuel Charge	440 kWh @ \$0.02916/kWh	\$12.83
Florida Gross Receipt Tax		\$0.69
Lighting Charges		\$204.01

Current Month's Electric Charges **\$204.01**

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Account: 211014563533
Statement Date: 08/01/17

Details of Charges – Service from 06/22/17 to 07/21/17

Service for: NORTHWOOD, UNIT 7, WESLEY CHAPEL, FL 33544-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	572 kWh @ \$0.03224/kWh	\$18.44
Fixture & Maintenance Charge	13 Fixtures	\$77.48
Lighting Pole / Wire	13 Poles	\$151.71
Lighting Fuel Charge	572 kWh @ \$0.02916/kWh	\$16.68
Florida Gross Receipt Tax		\$0.90
Lighting Charges		\$265.21
Current Month's Electric Charges		\$265.21

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Account: 211014563327

Statement Date: 08/01/17

Details of Charges – Service from 06/22/17 to 07/21/17

Service for: NORTHWOOD 3B, TAMPA, FL 33602-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	528 kWh @ \$0.03224/kWh	\$17.02
Fixture & Maintenance Charge	12 Fixtures	\$71.52
Lighting Pole / Wire	12 Poles	\$140.04
Lighting Fuel Charge	528 kWh @ \$0.02916/kWh	\$15.40
Florida Gross Receipt Tax		\$0.83
Lighting Charges		\$244.81
Current Month's Electric Charges		\$244.81

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Account: 211014563079
Statement Date: 08/01/17

Details of Charges – Service from 06/22/17 to 07/21/17

Service for: NORTHWOODS, UNIT 4A-2, WESLEY CHAPEL, FL 33544-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	264 kWh @ \$0.03224/kWh	\$8.51
Fixture & Maintenance Charge	6 Fixtures	\$35.76
Lighting Pole / Wire	6 Poles	\$70.02
Lighting Fuel Charge	264 kWh @ \$0.02916/kWh	\$7.70
Florida Gross Receipt Tax		\$0.42
Lighting Charges		\$122.41

Current Month's Electric Charges **\$122.41**

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ACCOUNT STATEMENT

tampaelectric.com



Account: 211014562758
Statement Date: 08/01/17

Details of Charges – Service from 06/22/17 to 07/21/17

Service for: NORTHWOOD, UNIT 3A, WESLEY CHAPEL, FL 33544-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	396 kWh @ \$0.03224/kWh	\$12.77
Fixture & Maintenance Charge	9 Fixtures	\$53.64
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	396 kWh @ \$0.02916/kWh	\$11.55
Florida Gross Receipt Tax		\$0.62
Lighting Charges		\$183.61
Current Month's Electric Charges		\$183.61

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Account: 211014562451
Statement Date: 08/01/17

Details of Charges – Service from 06/22/17 to 07/21/17

Service for: NORTHWOOD, UNIT 2B, TAMPA, FL 33602-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	352 kWh @ \$0.03224/kWh	\$11.35
Fixture & Maintenance Charge	8 Fixtures	\$47.68
Lighting Pole / Wire	8 Poles	\$93.36
Lighting Fuel Charge	352 kWh @ \$0.02916/kWh	\$10.26
Florida Gross Receipt Tax		\$0.55
Lighting Charges		\$163.20

Current Month's Electric Charges **\$163.20**

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ACCOUNT STATEMENT

tampaelectric.com



Account: 211014562246
Statement Date: 08/01/17

Details of Charges – Service from 06/22/17 to 07/21/17

Service for: NORTHWOOD, UNIT 2A, WESLEY CHAPEL, FL 33544-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	264 kWh @ \$0.03224/kWh	\$8.51
Fixture & Maintenance Charge	6 Fixtures	\$35.76
Lighting Pole / Wire	6 Poles	\$70.02
Lighting Fuel Charge	264 kWh @ \$0.02916/kWh	\$7.70
Florida Gross Receipt Tax		\$0.42
Lighting Charges		\$122.41
Current Month's Electric Charges		\$122.41

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Account: 211014562022
Statement Date: 08/01/17



Details of Charges – Service from 06/22/17 to 07/21/17

Service for: NORTHWOOD, UNIT 6A, WESLEY CHAPEL, FL 33543-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	264 kWh @ \$0.03224/kWh	\$8.51
Fixture & Maintenance Charge	6 Fixtures	\$35.76
Lighting Pole / Wire	6 Poles	\$70.02
Lighting Fuel Charge	264 kWh @ \$0.02916/kWh	\$7.70
Florida Gross Receipt Tax		\$0.42
Lighting Charges		\$122.41
Current Month's Electric Charges		\$122.41

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ACCOUNT STATEMENT

tampaelectric.com



Account: 211014561784
Statement Date: 08/01/17

Details of Charges – Service from 06/17/17 to 07/18/17

Service for: 100 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	484 kWh @ \$0.03224/kWh	\$15.60
Fixture & Maintenance Charge	11 Fixtures	\$120.12
Lighting Pole / Wire	11 Poles	\$163.02
Lighting Fuel Charge	484 kWh @ \$0.02916/kWh	\$14.11
Florida Gross Receipt Tax		\$0.76
Lighting Charges		\$313.61

Current Month's Electric Charges **\$313.61**

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Account: 211014560596
Statement Date: 08/01/17

Details of Charges – Service from 06/17/17 to 07/18/17

Service for: 27500 BREAKERS DR, WESLEY CHAPEL, FL 33544-6667

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	308 kWh @ \$0.03224/kWh	\$9.93
Fixture & Maintenance Charge	7 Fixtures	\$41.72
Lighting Pole / Wire	7 Poles	\$81.69
Lighting Fuel Charge	308 kWh @ \$0.02916/kWh	\$8.98
Florida Gross Receipt Tax		\$0.48
Lighting Charges		\$142.80
Current Month's Electric Charges		\$142.80

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Account: 211014561297
Statement Date: 08/01/17

Details of Charges – Service from 06/17/17 to 07/19/17

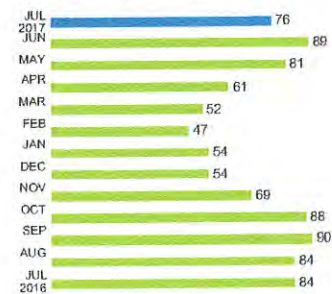
Service for: 27248 BIG SUR DR, WESLEY CHAPEL, FL 33544-6656

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G08032	07/19/17	67,163		64,652		2,511 kWh	1	33 Days
Basic Service Charge						\$19.94		
Energy Charge						2,511 kWh @ \$0.06216/kWh	\$156.08	
Fuel Charge						2,511 kWh @ \$0.02956/kWh	\$74.23	
Florida Gross Receipt Tax							\$6.42	
Electric Service Cost							\$256.67	
State Tax							\$20.41	
Total Electric Cost, Local Fees and Taxes							\$277.08	
Current Month's Electric Charges							\$277.08	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Account: 211014561040
Statement Date: 08/01/17



Details of Charges – Service from 06/16/17 to 07/17/17

Service for: 1438 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1452 kWh @ \$0.03224/kWh	\$46.81
Fixture & Maintenance Charge	33 Fixtures	\$360.36
Lighting Pole / Wire	33 Poles	\$489.06
Lighting Fuel Charge	1452 kWh @ \$0.02916/kWh	\$42.34
Florida Gross Receipt Tax		\$2.29
Lighting Charges		\$940.86
Current Month's Electric Charges		\$940.86

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Account: 211014560844
Statement Date: 08/01/17

Details of Charges – Service from 06/17/17 to 07/19/17

Service for: 1438 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000

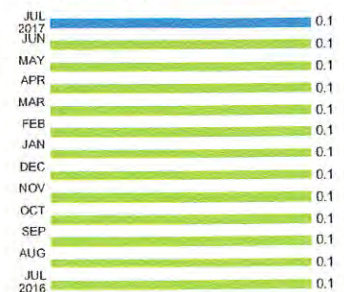
Rate Schedule: General Service - Non Demand

Meter Location: MP

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J24812	07/19/17	5,064		5,062		2 kWh	1	33 Days
Basic Service Charge						\$19.94		
Energy Charge						2 kWh @ \$0.06216/kWh		
Fuel Charge						\$0.12		
Florida Gross Receipt Tax						2 kWh @ \$0.02956/kWh		
						\$0.06		
						\$0.52		
Electric Service Cost						\$20.64		
Current Month's Electric Charges						\$20.64		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





Account: 211014560349
Statement Date: 08/01/17

Details of Charges – Service from 06/14/17 to 07/13/17

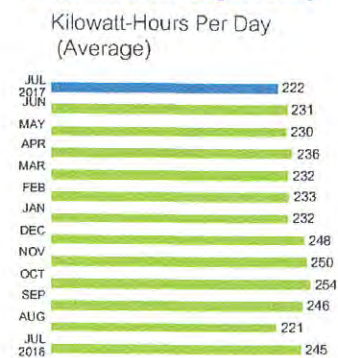
Service for: 27248 BIG SUR DR, WESLEY CHAPEL, FL 33544-6656

Rate Schedule: General Service Demand - Standard

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
L08172	07/13/17	17,490		10,844		6,646 kWh	1	30 Days
L08172	07/13/17	14.61		0		14.61 kW	1	30 Days
Basic Service Charge						\$33.24		
Demand Charge						15 kW @ \$10.25000/kW		
Energy Charge						6,646 kWh @ \$0.01754/kWh		
Fuel Charge						6,646 kWh @ \$0.02956/kWh		
Capacity Charge						15 kW @ \$0.27000/kW		
Energy Conservation Charge						15 kW @ \$0.77000/kW		
Environmental Cost Recovery						6,646 kWh @ \$0.00386/kWh		
Florida Gross Receipt Tax						\$13.88		
Electric Service Cost						\$555.15		
Current Month's Electric Charges						\$555.15		

Tampa Electric Usage History



Billing Demand



Load Factor





ACCOUNT STATEMENT

tampaelectric.com



Account: 211014560109
Statement Date: 08/01/17

Details of Charges – Service from 06/17/17 to 07/19/17

Service for: 1438 NORTHWOOD PALMS BL, #2, WESLEY CHAPEL, FL 33543-0000

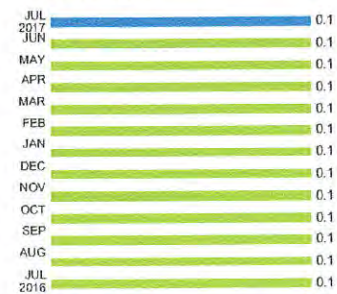
Rate Schedule: General Service - Non Demand

Meter Location: # 2

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J24811	07/19/17	231		227		4 kWh	1	33 Days
Basic Service Charge						\$19.94		
Energy Charge						4 kWh @ \$0.06216/kWh		
Fuel Charge						\$0.25		
Florida Gross Receipt Tax						4 kWh @ \$0.02956/kWh		
						\$0.12		
						\$0.52		
Electric Service Cost						\$20.83		
Current Month's Electric Charges						\$20.83		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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Account: 211014509841
Statement Date: 08/01/17

Details of Charges – Service from 06/17/17 to 07/19/17

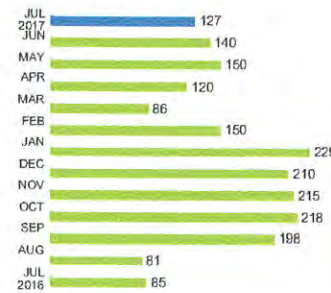
Service for: 1 NORTHWOOD PALMS DR, WESLEY CHAPEL, FL 33543-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J27161	07/19/17	99,967		95,788		4,179 kWh	1	33 Days
Basic Service Charge						\$19.94		
Energy Charge						4,179 kWh @ \$0.06216/kWh	\$259.77	
Fuel Charge						4,179 kWh @ \$0.02956/kWh	\$123.53	
Florida Gross Receipt Tax							\$10.34	
Electric Service Cost							\$413.58	
Current Month's Electric Charges							\$413.58	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Account: 211014509577
Statement Date: 08/01/17

Details of Charges – Service from 06/16/17 to 07/17/17

Service for: NORTHWOOD PALMS BLVD PH2, WESLEY CHAPEL, FL 33543-0000 **Rate Schedule: Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	352 kWh @ \$0.03224/kWh	\$11.35
Fixture & Maintenance Charge	8 Fixtures	\$87.36
Lighting Pole / Wire	8 Poles	\$118.56
Lighting Fuel Charge	352 kWh @ \$0.02916/kWh	\$10.26
Florida Gross Receipt Tax		\$0.55
Lighting Charges		\$228.08

Current Month's Electric Charges **\$228.08**

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Account: 211014560349
Statement Date: 07/07/17

Details of Charges – Service from 05/14/17 to 06/13/17

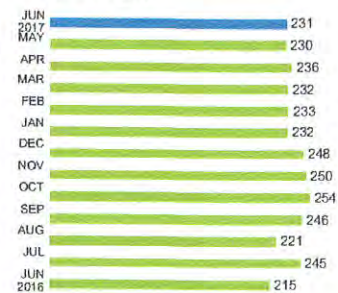
Service for: 27248 BIG SUR DR, WESLEY CHAPEL, FL 33544-6656

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
L08172	06/13/17	10,844		3,670		7,174 kWh	1	31 Days
L08172	06/13/17	14.58		0		14.58 kW	1	31 Days

Basic Service Charge		\$33.24
Demand Charge	15 kW @ \$10.25000/kW	\$153.75
Energy Charge	7,174 kWh @ \$0.01754/kWh	\$125.83
Fuel Charge	7,174 kWh @ \$0.02956/kWh	\$212.06
Capacity Charge	15 kW @ \$0.27000/kW	\$4.05
Energy Conservation Charge	15 kW @ \$0.77000/kW	\$11.55
Environmental Cost Recovery	7,174 kWh @ \$0.00386/kWh	\$27.69
Florida Gross Receipt Tax		\$14.57
Electric Service Cost		\$582.74
Current Month's Electric Charges		\$582.74

Tampa Electric Usage History
Kilowatt-Hours Per Day (Average)



Billing Demand



Load Factor



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Account: 211014560349
Statement Date: 07/07/17

Details of Charges – Service from 04/19/17 to 05/13/17

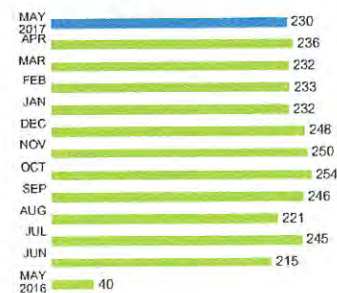
Service for: 27248 BIG SUR DR, WESLEY CHAPEL, FL 33544-6656

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C13193	04/26/17	81,682		79,596		2,086 kWh	1	8 Days
L08172	05/13/17	3,670		0		3,670 kWh	1	17 Days
L08172	05/13/17	11.02		0		11.02 kW	1	25 Days
Basic Service Charge						\$33.24		
Demand Charge						11 kW @ \$10.25000/kW		
Energy Charge						5,756 kWh @ \$0.01754/kWh		
Fuel Charge						5,756 kWh @ \$0.02956/kWh		
Capacity Charge						11 kW @ \$0.27000/kW		
Energy Conservation Charge						11 kW @ \$0.77000/kW		
Environmental Cost Recovery						5,756 kWh @ \$0.00386/kWh		
Florida Gross Receipt Tax						\$11.56		
Electric Service Cost						\$462.32		
Current Month's Electric Charges						\$462.32		
Total Current Month's Charges						\$5,548.96		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

Adjusted Bill

Please review your billing details for past charges that have been billed and/or adjusted appropriately.



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY FL 34653

Page 1 of 1

INVOICE

For invoice inquiries, call: 727-847-9100
Customer No.: 0048-031158

SERVICE DATE	CODE	DESCRIPTION	REFERENCE	QUANTITY	AMOUNT
07/25/17	(0001) 11 0.45YD	Northwood CDD NORTHWOOD PALMS BLVD WESLEY CHAPEL, FL Basic Service Charge 8/1/2017-8/31/2017 Site Total		1.00	5409.50 5409.50
Account		Invoice Date 7/25/2017	Invoice # 0003598525	Reference	
Status		Current \$5,409.50	31 - 60 Days \$0.00	61 - 90 Days \$0.00	Over 90 Days \$0.00
		Total This Invoice \$5,409.50			Total Account Balance \$5,409.50

Remarks:

**** To avoid late fees, payment must be posted to your account within 30 days of your invoice date. ****

Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

PLEASE RETURN THIS PORTION WITH PAYMENT. DO NOT ATTACH CHECK TO STUB.



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY FL 34653

ADDRESS SERVICE REQUESTED

To ensure proper credit, please
include customer number on check.

*** DUE UPON RECEIPT ***

0004704 01 SP 0.460 **SNGLP T3 0 0712 33607-



Northwood CDD c/o District Management Se
2005 PAN AM CIR SUITE #120
Tampa ,FL 33607-2529

Did you know that you can pay your invoice online?
Please visit www.progressivewaste.com/payments
and click on Florida Residents.

INVOICE DATE 7/25/2017	PAY THIS AMOUNT \$5,409.50	CUSTOMER # 0048-031158
INVOICE NO. 0003598525	AMOUNT PAID	CHECK NUMBER



WASTE CONNECTIONS OF FLORIDA
PO BOX 5278
CAROL STREAM IL 60197-5278

AUG 01 2017

0048003115800007000054095000005409500003598525

07/25/2017

Account Number	Due Date	Amount Due
17463626	09/02/17	\$251.46



BATTERIES



BILLING



PULSE DEVICES



PASSWORDS



Account Number	Due Date	Amount Due
17463626	09/02/17	\$251.46

00017463626000000000000081217000000000000251460

REVIEWED dt homas 8/25/2017

Services Summary

Previous Balance		\$0.00
Recurring Charges	Period	Amount
Alarm Monitoring	09/01/17 to 02/28/18	\$251.46
Invoice Number 633492504		
Total Non-Taxable Charges		\$251.46
Total Due		\$251.46

Billing Questions? Call: 800.238.2455
Monday thru Friday: 8AM - 10PM EST
Saturday: 9AM - 6 PM EST

IMPORTANT MESSAGES

Enjoy Enhanced Security Today

ADT Pulse® takes your security to the next level. View live video while you're away. Remotely lock/unlock doors. Control lights, temperature and more. All on your smartphone. **Call 800.931.3987** to see if you qualify for our special offers.

Dropping Your Home Phone Line?

ADT home security works even if you don't have a land line. With ADT CellGuard, stay monitored with a primary or backup cellular connection. Add it to the system today. Call **800.371.9210** for more details.

Protect Your Digital World

ADT and McAfee have teamed up to bring you McAfee LiveSafe™ – ADT Security® Edition to help protect you from online viruses, identity theft and more. Get digital protection for your computer and mobile devices. Go to www.ADT.com/mcafee today.

Be Aware of Deceptive Sales

Deceptive door-to-door sales reps may try to get you to cancel your ADT security. Don't get scammed. Stay protected. Find Safety Tips in our Safety Center at ADT.com.

* Taxable charges indicated by (*)

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When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

MY BILLING INFORMATION IS INCORRECT. PLEASE CHANGE IT TO:

If you are moving, please do not complete this section. Please contact us at 800.238.7887.

ADT CUSTOMER ACCOUNT NUMBER

BUSINESS/ACCOUNT NAME

CITY

ST

ZIP

BILLING LOCATION PHONE

BILLING LOCATION FAX

SERVICE LOCATION PHONE

EMAIL ADDRESS

For your convenience, you may fax the completed form to 888.947.8917 or mail the completed form to the following address
 ADT Security Services, Attn: Billing Dept., 3190 S Vaughn Way, Aurora, CO, 80014



AUTHORIZED SIGNATURE (**REQUIRED**)

DATE

PRINT NAME



Final Invoice for Northwood CDD

INCLUDE WITH PAYMENT INV#
I-6/1/2017-01444
INVOICE CREATED#
6/1/2017 3:27:00 PM
PRINTED DATE#
Wednesday, August 2, 2017

Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
Address: 8700 Citizen Drive
City/State/Zip: New Port Richey, FL 34654

Josue Marquez
2005 Pan AM Circle Drive, Suite 120
Tampa, Florida 33607

Preliminary Invoice Totals Details

Preliminary Invoice Totals Details	Amount(\$)
Invoice Employee Total:	\$1,440.00
Invoice Equipment Total:	\$0.00
Invoice Total:	\$1,440.00

Payments Received as of this Date If REFUND, the Payment Date reflects date refund initiated.

Check Number	Payment Date	Payment Amount(\$)
NO Payments Received as of this Date		

Final Invoice Total Based on Actual Services Rendered:

Final Invoice totals for:	Amount(\$)
Employee Total:	\$1,440.00
Equipment Total:	\$0.00
Invoice Total:	\$1,440.00

Services Rendered Detail, when NC exists in the employee hours,
that employee has NOT CLOSED their assignment; once closed may result in Invoice Adjustment later.
An Employee Name showing as | Placeholder - Unfilled, Block Shift - A | indicates assignment went unfilled.

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	EMP Fees
7/1/2017	FRISCO, RICKY - 3184	Northwood CDD	10:00	4	\$40.00	\$160.00
7/6/2017	KEMPINK, KERRY - 4284	Northwood CDD	18:00	4	\$40.00	\$160.00
7/10/2017	FRISCO, RICKY - 3184	Northwood CDD	18:00	4	\$40.00	\$160.00
7/11/2017	SCHOTTE, WILLIAM - 5061	Northwood CDD	18:00	4	\$40.00	\$160.00
7/16/2017	BLICKER, EVAN - 4902	Northwood CDD	08:00	4	\$40.00	\$160.00
7/21/2017	FERN, CHRISTOPHER - 5091	Northwood CDD	23:45	4	\$40.00	\$160.00
7/26/2017	MURPHY, JASON - 4848	Northwood CDD	08:00	4	\$40.00	\$160.00
7/29/2017	SCHOTTE, WILLIAM - 5061	Northwood CDD	18:00	4	\$40.00	\$160.00
7/31/2017	SEEMANN, MICHAEL - 3955	Northwood CDD	16:00	4	\$40.00	\$160.00
Invoice Employee Total:						\$1,440.00
Equipment Total:						\$0.00
Invoice Total:						\$1,440.00

Questions regarding Invoice charges please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: PascoCountySheriffsOffice@ServiceRequests.us

Questions regarding Payment please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: PascoCountySheriffsOfficeFiscal@ServiceRequests.us

Make Checks Payable TO:
Pasco Sheriff's Office

INV. #: I-6/1/2017-01444
(Please include Inv.# in check comment)
Wednesday, August 2, 2017
Invoice Total: \$1,440.00
Invoice For: Northwood CDD

REVIEWED dthomas 8/25/2017

Payment Terms: Due on Receipt

MAIL Checks TO:
Pasco Sheriff's Office
ATTN: EXTRA-DUTY PROGRAM
Address: 8700 Citizen Drive
City/State/Zip: New Port Richey, FL 34654

Amount of Payment: _____

57200
3403

Final Invoice for Northwood CDD

INCLUDE WITH PAYMENT INV#
I-5/1/2017-01381
INVOICE CREATED#
5/1/2017 11:59:00 AM
PRINTED DATE#
Monday, August 28, 2017

Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
Address: 8700 Citizen Drive
City/State/Zip: New Port Richey, FL 34654

Meritus Corporation
Attn: Teresa Farlow
2005 Pan AM Circle Drive, Suite 120
Tampa, Florida 33607

Preliminary Invoice Totals Details

Preliminary Invoice Totals Details	Amount(\$)
Invoice Employee Total:	\$1,600.00
Invoice Equipment Total:	\$0.00
Invoice Total:	\$1,600.00

Payments Received as of this Date If REFUND, the Payment Date reflects date refund initiated.

Check Number	Payment Date	Payment Amount(\$)
NO Payments Received as of this Date		

Final Invoice Total Based on Actual Services Rendered:

Final Invoice totals for:	Amount(\$)
Employee Total:	\$1,440.00
Equipment Total:	\$0.00
Invoice Total:	\$1,440.00

Services Rendered Detail, when NC exists in the employee hours, that employee has NOT CLOSED their assignment; once closed may result in Invoice Adjustment later.
An Employee Name showing as | Placeholder - Unfilled, Block Shift - A | indicates assignment went unfilled.

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	EMP Fees
6/2/2017	PERRY, THOMAS - 2981	Northwood CDD	20:00	4	\$40.00	\$160.00
6/5/2017	FERN, CHRISTOPHER - 5091	Northwood CDD	07:00	4	\$40.00	\$160.00
6/8/2017	THEODORE, DOUGLAS - 2650	Northwood CDD	20:00	4	\$40.00	\$160.00
6/12/2017	SCHOTTE, WILLIAM - 5061	Northwood CDD	19:00	4	\$40.00	\$160.00
6/17/2017	ROEHRIG, PETER - V360	Northwood CDD	10:00	4	\$40.00	\$160.00
6/21/2017	ORTIZ, RICARDO - 4840	Northwood CDD	15:00	4	\$40.00	\$160.00
6/24/2017	ROEHRIG, PETER - V360	Northwood CDD	22:00	4	\$40.00	\$160.00
6/25/2017	FERN, CHRISTOPHER - 5091	Northwood CDD	07:00	4	\$40.00	\$160.00
6/30/2017	FRISCO, RICKY - 3184	Northwood CDD	15:00	4	\$40.00	\$160.00
					Invoice Employee Total:	\$1,440.00
					Equipment Total:	\$0.00
					Invoice Total:	\$1,440.00

Questions regarding Invoice charges please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: PascoCountySheriffsOffice@ServiceRequests.us

Questions regarding Payment please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: PascoCountySheriffsOfficeFiscal@ServiceRequests.us

Make Checks Payable TO:
Pasco Sheriff's Office

INV. #I-5/1/2017-01381
(Please include Inv.# in check comment)
Monday, August 28, 2017
Invoice Total: \$1,440.00

REVIEWEDdtthomas 9/1/2017

Invoice For: Northwood CDD
Payment Terms: Due on Receipt

MAIL Checks TO:
Pasco Sheriff's Office
ATTN: EXTRA-DUTY PROGRAM
Address: 8700 Citizen Drive
City/State/Zip: New Port Richey, FL 34654

Amount of Payment: _____

Northwood CDD

MEETING DATE: August 14, 2017

DMS Staff Signature Debby Hukill

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mimieaux Kilpatrick	✓	Salary Accepted	\$200
Brian Quigley	✓	Salary Accepted	\$200
Karen Uhlig	✓	Salary Accepted	\$200
Barbara Cruz	✓	Salary Accepted	\$200

BC 081417

REVIEWEDdthomas 8/25/2017

REVIEWED by dthomas 8/25/2017

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Pasco County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: 2017/2018 Budget** was published in **Tampa Bay Times: 7/21/17, 7/28/17**, in said newspaper in the issues of **Pasco**

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 not 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 07/28/2017.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN TO ALL LANDOWNERS WITHIN THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT"), ADVISING NOTICE OF A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2017/2018 BUDGET; AND NOTICE OF A PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE ("O&M") SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (the "Board") for the Northwood Community Development District will hold two public hearings and a regular meeting on Monday, August 14, 2017 at 6:30 p.m. at the Northwood Clubhouse, located at 27248 Big Sur Drive, Wesley Chapel, FL 33544.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2017/2018 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2017/2018 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District 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 for the hearings and meeting may be obtained at the offices of the District Manager, Meritus, located at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, Ph: (813) 397-5120 during normal business hours.

The special assessments are annually recurring assessments and are in addition to debt assessments, if any. The table below presents the proposed schedule of operation and maintenance assessments. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

NORTHWOOD FISCAL YEAR 2017/2018 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$670,538.00
COLLECTION COSTS @ 6.0%		\$40,538.00
TOTAL O&M ASSESSMENT		\$630,000.00

		PER LOT	1,051
LOT SIZE	UNITS	O&M	
Small	488	\$512,888.00	
Large	150	\$157,650.00	
Large		\$	

638 TOTAL UNITS

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Pasco County

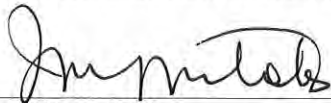
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: 2017/2018 Budget** was published in **Tampa Bay Times: 7/21/17, 7/28/17**, in said newspaper in the issues of **Pasco**

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

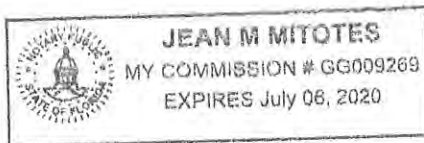
Sworn to and subscribed before me this 07/28/2017.



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

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		PER LOT	1,051
LOT SIZE	UNITS	O&M	
Small	488	\$512,888.00	
Large	150	\$157,650.00	
Large		\$	
638 TOTAL UNITS			



Consulting Group, LLC

11749 Crestridge Loop
Trinity, FL 34655

Invoice

Date	Invoice #
6/26/2017	1570

Bill To
Northwood CDD Big Sun Drive Wesley Chapel, FL 33544 Attn: Cindy

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	18x24 stick in the ground sign (2-sided) "Community Enhancements"	4	20.00	80.00T

Subtotal	\$80.00
Sales Tax (0.0%)	\$0.00
Total	\$80.00
Payments/Credits	\$0.00
Balance Due	\$80.00

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com

REVIEWEDdthomas 8/25/2017



Consulting Group, LLC

11749 Crestridge Loop
Trinity, FL 34655

Invoice

Date	Invoice #
7/14/2017	1578

Bill To
Northwood CDD Big Sun Drive Wesley Chapel, FL 33544 Attn: Cindy

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	"Community Enhancement Party" 24x30 stick in the ground sign (2-sided) full color print (no stakes)	4	35.00	140.00T
Graphic Design	Setup art	0.25	50.00	12.50

Subtotal	\$152.50
Sales Tax (0.0%)	\$0.00
Total	\$152.50
Payments/Credits	\$0.00
Balance Due	\$152.50

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com

REVIEWEDdthomas 8/25/2017



Consulting Group, LLC

11749 Crestridge Loop
Trinity, FL 34655

Invoice

Date	Invoice #
8/1/2017	1583

Bill To
Northwood CDD Big Sun Drive Wesley Chapel, FL 33544 Attn: Cindy

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	Collapsible Koozie Can Coolers	200	0.84	168.00T
Printing & Reprod...	setup charge	1	50.00	50.00T
Shipping	UPS Ground	1	20.00	20.00

Subtotal	\$238.00
Sales Tax (0.0%)	\$0.00
Total	\$238.00
Payments/Credits	\$0.00
Balance Due	\$238.00

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com

REVIEWEDdthomas 8/25/2017

Himes Electrical Service, Inc.

P.O. Box 516
Lutz, Florida 33548

Invoice

Date	Invoice
8/22/2017	19662

Bill To
Northwood Community CDD Meritus Associations 2005 Pan Am Circle, Ste 120 Tampa, FL 33607

Ship To

Work Order	Purchase Order	Terms	Due Date	Rep
9173		Net 30	9/21/2017	PS

Quantity	Description	Rate	Amount
1	Service Call 8/17	45.00	45.00
1	Electrician	75.00	75.00
	Inspected time clocks for basketball and tennis court lights. No problems were detected. Tested and set to proper time.		

Thank you for your business.

Total \$120.00

Payments/Credits \$0.00

Balance Due \$120.00

Phone #	Fax #
813-909-1927	813-909-9776

REVIEWEDdthomas 8/25/2017

DISTRICT CHECK REQUEST FORM

Today's Date 8/15/2017

District Name Northwood

Check Amount \$ 150.00

Payable to Josue D. Marquez

Mailing Address

Check Description Dj for community event Saturday August 12th (3 hours)

Special Instructions ____

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Approved Signature
Debby Hukill

DM	_____
Fund	
G/L	
CK #	_____ Date _____

REVIEWEDdthomas 8/25/2017



DJ TONY
Company DJ TONY ENT.

DJ INVOICE

Date 08/12/17

Customer/Client Information:

Name Josue D. Marquez Date: 08/12/17
Address _____
City Wesley Chapel State FL Zip 33544
Phone# _____ Alt Phone# _____

DJ Invoice Form

Qty	Description	Price	Total
1	DJ/Emcee Services	\$150.00	\$150.00

Thank you for your business!

Subtotal	\$150.00
Paid	\$150.00
Total Due	\$0.00



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
7/31/2017	124202

Bill To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information

Estimate #
40267

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation service completed on 7/19/17			
Replace 2 inch rainbird valve and box that was driven over by a vehicle. 1 1/2 line break in same area. Barrington Entry			
10 inch round with purple lid	1	23.99	23.99
2 inch RB valve	1	231.40	231.40
Tan king wire connector	1	1.27	1.27
Black king wire connector	1	1.08	1.08
2/1 x 2 Male adapter	1	6.41	6.41
2 1/2 expansion coupling	1	33.04	33.04
1/2 coupling	1	0.42	0.42
1 foot 1/2 flex	1	0.68	0.68
1/2 90 degree	1	0.80	0.80
1/2 nipple	1	0.63	0.63
Irrigation Labor - 2 Techs @ \$90.00 per hour	2.5	90.00	225.00
See attached for details on Techs repairs.			
Total			\$524.72
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	8/30/2017	Balance Due \$524.72

REVIEWEDdthomas 8/25/2017



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/7/2017	124028

Bill To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information

Estimate #
39924

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Install ASTM certified Playground mulch	20	65.00	1,300.00
Approved by Debby Hukill via email 7/17/17			
Completed on 8/3/2017			
		Total	\$1,300.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/6/2017	Balance Due \$1,300.00

REVIEWEDdthomas 8/25/2017

Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
8/30/2017	124908

Bill To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information

Estimate #
37229

Work Order #

PO / PA #

Description	Qty	Rate	Amount
1 inch sch 40 pvc pipe	400	0.69	276.00
1 x 1 x 1/2 inch tee S x S x S	33	1.81	59.73
1/2 inch ell S x FIPT	33	0.62	20.46
1/2 inch x close poly nipple	33	0.63	20.79
1/2 inch flex pipe	75	0.68	51.00
1 inch tee S x S x S	1	1.34	1.34
1 inch ell S x S	2	1.00	2.00
PROS06 Hunter 6 inch spray head	33	11.00	363.00
spray nozzle	33	1.73	57.09
trench work	1	600.00	600.00
Labor: 2 men @ \$ 75.00 per hour	24	75.00	1,800.00
Add heads to zone and rebuild zone that was damaged by drain work.			
Controller D by SR56.			Total
			\$3,251.41
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/29/2017	Balance Due
			\$0.00
			\$3,251.41

REVIEWEDdthomas 9/1/2017



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

124908

Estimate

Submitted To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Date	2/15/2017
Estimate #	37229
LMP REPRESENTATIVE	
KJ	
PO #	
Work Order #	

Controller D by SR56.

ITEM	DESCRIPTION	QTY	COST	TOTAL
Irrigation Relat...	1 inch sch 40 pvc pipe	400	0.69	276.00
Irrigation Relat...	1 x 1 x 1/2 inch tee S x S x S	33	1.81	59.73
Irrigation Relat...	1/2 inch ell S x FIPT	33	0.62	20.46
Irrigation Relat...	1/2 inch x close poly nipple	33	0.63	20.79
Irrigation Relat...	1/2 inch flex pipe	75	0.68	51.00
Irrigation Relat...	1 inch tee S x S x S	1	1.34	1.34
Irrigation Relat...	1 inch ell S x S	2	1.00	2.00
Irrigation Relat...	PROS06 Hunter 6 inch spray head	33	11.00	363.00
Irrigation Relat...	spray nozzle	33	1.73	57.09
Irrigation Relat...	trench work	1	600.00	600.00
Irrigation Labor	Labor: 2 men @ \$ 75.00 per hour	24	75.00	1,800.00
	Add heads to zone and rebuild zone that was damaged by drain work.			

TERMS AND CONDITIONS:

TOTAL	\$3,251.41
--------------	-------------------

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

Irrigation Service/Proposal Request

Property: Northwood

DATE 8-29-17

Location Control D

Emergency?

Work Ordered By: Javier Bellido / Hector

Field Contact if any:

Phone

FSR/PROPOSAL # 37229

Description of Work to be performed:

Finished As Proposed :/.

Materials needed :

Foreman: Javier Bellido / Hector

Manager Kevin

Date Completed

Total Man Hours

Inspected by

Date

Special Tools Needed:



Munyan Painting
 1175 Gould Street
 Clearwater, FL 33756
 Phone: 727-442-5062
 Fax: 727-441-2831

INVOICE

Customer

Northwood CDD
 c/o Meritus Management
 2005 Pan Am Circle #120
 Tampa, FL 33607

Date

8/9/2017

Invoice #

18956

Rep

BJ*

Quantity	Description	Rate	Total
	75% Completion of option of Resilience paints at Northwood CDD	21,562.50	21,562.50
	Completion of replacing 80 LF of corner bead at Northwood CDD	1,200.00	1,200.00
	Completion of column repairs on EFIS walls at Northwood CDD	1,200.00	1,200.00
	Completion of applying encapsulon on corner beads at Northwood CDD	720.00	720.00
		SubTotal	
		Total	\$24,682.50

Payments Accepted

Check, Cash or Money Order
 Please make check payable to:
 Munyan Painting

Payments/Credits

\$0.00

Balance Due

\$24,682.50

We are here for all your painting needs

Thank you for choosing Munyan Painting

put on
Hold till the
Jeffy's resp.

REVIEWEDdtthomas 8/25/2017

Field Service Report

53904 4614
57205-4617
Invoice No.: 171123

CUSTOMER INFORMATION

NORTHWOOD COMMUNITY
27248 BIG SUR DR
WESLEY CHAPEL, FL 33544

Home Phone: _____
Work Phone: (813) 991-1155 xCI

Cross Streets: _____ Call First: Yes or No

REPAIR INFORMATION

Problem Reported:

PUMP IS MAKING RATTLING NOISE. CALL JOSUE 813-504-2765 HE CALLED THE SERVICE ORDER IN

Work Performed & Date: 8/25/2017

10 HP MOTOR IS GRINDING AND LOUD. OVERHEATING. WOULD NEED NEW MOTOR AND SEAL. EXTERNAL THERMAL OVERLOAD NEVER REPLACED. APPROX 2 - 4 HRS AND 2 TECHS NEEDED. JOHN @ SCS PULLING PRICING FOR MOTOR, SEAL THERMAL OVERLOAD, WILL CALL WITH PRICING.

HEATER INFORMATION

INSTALL CONDITIONS:

INDOOR _____ OUTDOOR _____
MANUAL BYPASS: YES _____ NO _____

COMBUSTIBLE BASE: YES _____

FIREMAN SWITCH YES _____ NO _____

CLEARANCES: REAR _____ RT SIDE _____

LT SIDE _____ FRONT _____ OVERHEAD _____

SAFETY HAZARD TAG ISSUED? YES _____ NO _____

HEATER OPERATION:

SUPPLY (FIRED) _____ METER SIZE _____
MANIFOLD PRESSURE _____

TEMP RISE _____

GAS LINE LENGTH _____ SIZE _____

ADDITIONAL MILLIVOLT CHECKS

PG OUTPUT _____ FIRED _____

WARRANTY INFORMATION

Model: _____ Serial No.: _____
Date Installed: _____ Purchased From: _____
Bldr/Installer: 11/15 NEED INSTALLER
Phone: _____ City: _____ State: _____ Zip: _____

WORK ORDER INFORMATION

PO No.: _____ WO No.: 171679 Alt. WO No.: 123013
Tech: DUBENDORFER, CHRIS

PARTS INFORMATION

Item Description	Quantity	Unit Price	Total Price
SERVICE CALL	1.00	\$130.00	\$130.00

For Office Use Only

Audited By: _____ Date: _____

GL Code: _____ Incident# _____

PAYMENT INFORMATION

Shore Commercial Services, Inc.
10105 Hudson Avenue
Hudson FL 34669
7278627727

Subtotal: \$130.00
Sales Tax: \$0.00
Payments: \$0.00
Total Due: \$130.00

REVIEWEDdthomas 9/1/2017

Northwood Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2017



Meritus Districts
2005 Pan Am Cir ~ Suite 120 ~ Tampa, FL 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Meritus Corp
Northwood CDD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE MONTH ENDED JUNE 30, 2017**

1. O&M Expense Line 3106 Tax Collector Fees: budget needed.
2. O&M Expense Line 3202 Auditing Services: budgeted for \$5,000 but there is an invoice for \$6,000. Budget Line requires review/adjustment with Board for the current year and future years.
3. O&M Expense Line 4101 Postage, Phone, Faxes, and Copies: underbudgeted. Budget Line requires review/adjustment with Board for the current year and future years.
4. O&M Expense Line 4501 Public Officials Insurance: Insurance expense of \$ \$2,950.36 incurred for FY17, do not expect to see further expenses. Budget Line requires review/adjustment with Board for the current year and future years.
5. O&M Expense Line 4801 Legal Advertising: underbudgeted. Budget Line requires review/adjustment with Board for the current year and future years.
6. O&M Expense Line 4902 Dues, Licenses & Fees: underbudgeted. Budget Line requires review/adjustment with Board for the current year and future years.
7. O&M Expense Line 5101 Office Supplies: underbudgeted. Budget Line requires review/adjustment with Board for the current year and future years.
8. O&M Expense Line 4601 Fountain Maintenance: Budget needed.
9. O&M Expense Line 4605 Landscape Maintenance - Tree Removal, Sod Install & Inspection: Includes expense for tree removal, and sod installation. Budget Line requires review/adjustment with Board for the current year and future years.
10. O&M Expense Line 4627 Asset Repairs & Maintenance: Budgeted for \$4,631 but there is an invoice for \$3,670. Budget Line requires review/adjustment with Board for the current year and future years.
11. O&M Expense Line 4612 Pavement/Signage/Wall Repairs: Budgeted for \$25,000 but there are 3 invoices for underdrain that are over \$12,000. Budget Line requires review/adjustment with Board for the current year and future years.
12. DS 07 Revenue Line 0001 Interest Earnings: budget needed.

Northwood Community Development District

Balance Sheet

As of 7/31/2017
(In Whole Numbers)

	General Fund	Debt Service Fund	General Fixed Assets Account Group	Total
Assets				
Cash-Operating Account	430,941	0	0	430,941
Investments - SBA	245,633	0	0	245,633
Prepaid Employment Insurance Policy	1,028	0	0	1,028
Prepaid Directors & Officers	1,586	0	0	1,586
Prepaid Insurance-Gen Liab	7,106	0	0	7,106
Prepaid Insurance-Crime Policy	1,232	0	0	1,232
Deposits - Electric	1,900	0	0	1,900
Buildings	0	0	341,662	341,662
Improvements Other Than Buildings	0	0	7,679,714	7,679,714
Furniture, Fixtures & Equipment	0	0	59,796	59,796
Cost of Issuance	0	0	204,770	204,770
Construction Work In Progress	0	0	97,851	97,851
Other	0	0	0	0
Total Assets	689,426	0	8,383,792	9,073,217
Liabilities				
Accounts Payable	12,870	0	0	12,870
Accounts Payable - Other	1,930	0	0	1,930
Suntrust Credit Card Payable	11	0	0	11
Home Depot Credit Card Payable	8	0	0	8
Due To Debt Service Fund	0	0	0	0
Sales Tax Payable	0	0	0	0
Federal Income Tax Payable	0	0	0	0
Refundable Deposits	0	0	0	0
Other	0	0	0	0
Total Liabilities	14,818	0	0	14,818
Fund Equity & Other Credits Contributed Capital				
Fund Balance-All Other Reserves	82,500	(266,144)	0	(183,644)
Fund Balance-Unreserved	305,387	424,829	0	730,216
Investment In General Fixed Assets	0	0	8,383,792	8,383,792
Other	286,721	(158,685)	0	128,035
Total Fund Equity & Other Credits Contributed Capital	674,608	0	8,383,792	9,058,399
Total Liabilities & Fund Equity	689,426	0	8,383,792	9,073,217

Northwood Community Development District

Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2016 Through 7/31/2017
(In Whole Numbers)

	Annual Budget	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	598,673	598,891	219	0 %
Brought Forward				
Miscellaneous	50,950	0	(50,950)	(100)%
Interest Earnings				
Interest Earnings	750	517	(233)	(31)%
Other Miscellaneous Revenues				
Miscellaneous	300	20	(280)	(93)%
Clubhouse Rentals	2,500	3,656	1,156	46 %
Total Revenues	653,173	603,084	(50,088)	(8)%
Expenditures				
Legislative				
Supervisor Fees	15,000	12,000	3,000	20 %
Financial & Administrative				
District Manager	57,500	47,917	9,583	17 %
District Engineer	5,000	2,177	2,824	56 %
Dissemination Agent	1,000	1,000	0	0 %
Trustees Fees	4,000	1,458	2,542	64 %
Tax Collector/Property Appraiser Fees	0	150	(150)	0 %
Auditing Services	5,000	8,423	(3,423)	(68)%
Postage, Phone, Faxes, Copies	1,000	1,151	(151)	(15)%
Public Officials Insurance	1,800	2,950	(1,150)	(64)%
Legal Advertising	800	1,850	(1,050)	(131)%
Bank Fees	600	498	102	17 %
Dues, Licenses & Fees	600	1,017	(417)	(70)%
Office Supplies	200	321	(121)	(60)%
Legal Counsel				
District Counsel	10,000	6,324	3,676	37 %
Electric Utility Services				
Electric Utility Services	60,000	48,003	11,997	20 %
Garbage/Solid Waste Control Services				
Garbage Collection	58,500	54,095	4,405	8 %
Water-Sewer Combination Services				
Water Utility Services	7,000	3,384	3,616	52 %
Other Physical Environment				
Field Staff	80,000	45,567	34,433	43 %
Property & Casualty Insurance	10,000	6,593	3,407	34 %
Fountain Maintenance	0	3,156	(3,156)	0 %
Landscape Maintenance - Contract	104,185	62,464	41,721	40 %
Landscape Maintenance - Tree Removal & Sod Install	10,000	35,029	(25,029)	(250)%
Lake Repairs & Maintenance	16,500	12,250	4,250	26 %
Plant Replacement Program	10,000	9,247	753	8 %
Irrigation Maintenance	5,000	2,837	2,163	43 %
Asset Repairs & Maintenance	4,631	4,795	(164)	(4)%
Landscape Maintenance-Consultants	4,500	780	3,720	83 %
Road & Street Facilities				
Decorative Light Maintenance	4,000	872	3,128	78 %
Pavement/Signage/Wall Repairs	25,000	51,970	(26,970)	(108)%
Parks & Recreation				
Security Patrol	31,417	14,920	16,497	53 %
Pool Repairs & Maintenance	18,000	11,302	6,698	37 %
Cabana Maintenance	1,800	0	1,800	100 %
Clubhouse Supplies	5,000	4,601	399	8 %
Clubhouse Maintenance	3,200	3,097	103	3 %

Northwood Community Development District

Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2016 Through 7/31/2017
(In Whole Numbers)

	Annual Budget	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Clubhouse Furniture & Equipment	2,000	0	2,000	100 %
Park Facility Maintenance	4,000	761	3,239	81 %
Clubhouse Gate	1,500	397	1,103	74 %
Special Events	5,000	820	4,180	84 %
Security System	3,000	1,204	1,796	60 %
Facility Telephone and Internet Service	5,500	2,347	3,153	57 %
Pool Furniture	5,000	0	5,000	100 %
Other Expenses				
Community Enhancement Projects	37,431	14,487	22,945	61 %
Reserves				
Undesignated Reserves	28,509	0	28,509	100 %
Total Expenditures	653,173	482,212	170,961	26 %
Subtotal: Rev Over / (Under) Exp	0	120,873	120,873	0 %
Rev - Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	165,848	165,848	0 %
Total Rev - Other Financing Sources	0	165,848	165,848	0 %
Subtotal (OFS): Rev Over / (Under) Exp	0	165,848	165,848	0 %
Total: Revenues Over / Under Expenditures	0	286,721	286,721	0 %
Fund Balance, Beginning of Period	0	387,887	387,887	0 %
Fund Balance, End of Period	0	674,608	674,608	0 %

Northwood Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200
From 10/1/2016 Through 7/31/2017
(In Whole Numbers)

	Annual Budget	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	290,700	298,002	7,302	3 %
Interest Earnings				
Interest Earnings	0	362	362	0 %
Total Revenues	290,700	298,364	7,664	3 %
Subtotal: Rev Over / (Under) Exp	290,700	298,364	7,664	3 %
Exp - Other Financing Sources				
Debt Service Payments				
Interest Payments	5,700	11,200	(5,500)	(96)%
Principal Payments	285,000	280,000	5,000	2 %
Bond Insurance				
Bond Surety Insurance	0	1	(1)	0 %
Interfund Transfer				
Interfund Transfer	0	165,848	(165,848)	0 %
Total Exp - Other Financing Sources	290,700	457,049	(166,349)	(57)%
Subtotal (OFS): Rev Over / (Under) Exp	(290,700)	(457,049)	(166,349)	57 %
Total: Revenues Over / Under Expenditures	0	(158,685)	(158,685)	0 %
Fund Balance, Beginning of Period	0	158,685	158,685	0 %
Fund Balance, End of Period	0	0	0	0 %

Northwood Community Development District

Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900

From 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period	0	8,383,792	8,383,792	0 %
Fund Balance, End of Period	<u>0</u>	<u>8,383,792</u>	<u>8,383,792</u>	<u>0 %</u>

Northwood Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/17

Reconciliation Date: 7/31/2017

Status: Locked

Bank Balance	436,701.26
Less Outstanding Checks/Vouchers	5,760.68
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	430,940.58
Balance Per Books	<u>430,940.58</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Northwood Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/17

Reconciliation Date: 7/31/2017

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4482	3/10/2017	System Generated Check/Voucher	184.70	Elvis DaGama
4483	3/10/2017	System Generated Check/Voucher	184.70	Elvis DaGama
4484	3/10/2017	System Generated Check/Voucher	184.70	Burnis Kilpatrick
4485	3/10/2017	System Generated Check/Voucher	184.70	Burnis Kilpatrick
4486	3/10/2017	System Generated Check/Voucher	200.00	Burnis Kilpatrick
4487	3/10/2017	System Generated Check/Voucher	184.70	Burnis Kilpatrick
4488	3/10/2017	System Generated Check/Voucher	184.70	Burnis Kilpatrick
4489	3/10/2017	System Generated Check/Voucher	184.70	Burnis Kilpatrick
4554	5/18/2017	System Generated Check/Voucher	360.00	Mimieaux Kilpatrick
4604	7/20/2017	Federal Income Tax Witheld	80.00	Internal Revenue Service
4605	7/24/2017	System Generated Check/Voucher	1,102.00	Bella Pool Service, LLC
4606	7/24/2017	System Generated Check/Voucher	160.00	Brian Quigley
4607	7/24/2017	System Generated Check/Voucher	200.00	Barbara Cruz
4608	7/24/2017	System Generated Check/Voucher	230.78	Frontier Communications
4609	7/24/2017	System Generated Check/Voucher	375.00	Lake Fountains & Aeration, Inc
4610	7/24/2017	System Generated Check/Voucher	200.00	Andrew Mendenhall
4611	7/24/2017	System Generated Check/Voucher	180.00	Mimieaux Kilpatrick
4612	7/24/2017	System Generated Check/Voucher	1,200.00	Munyan Painting
4613	7/24/2017	System Generated Check/Voucher	180.00	Karen E. Uhlig
Outstanding Checks/Vouchers			5,760.68	

07/31/2017



Account Statement

NORTHWOOD COMMUNITY DEVELOPMENT DIST
2005 PAN AM CIRCLE SUITE 120
TAMPA FL 33607

Questions? Please call
1-800-786-8787

Is it time to make a personal commitment to improve your financial health?
Then it's time to take action.
Join us at OnUp.com to learn how to move from financial stress to confidence.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS NOW		07/01/2017 - 07/31/2017

Description	Amount	Description	Amount
Beginning Balance	\$490,809.89	Average Balance	\$465,324.45
Deposits/Credits	\$39.72	Average Collected Balance	\$465,321.48
Checks	\$49,421.91	Number of Days in Statement Period	31
Withdrawals/Debits	\$4,726.44	Annual Percentage Yield Earned	.04%
Ending Balance	\$436,701.26	Interest Paid Year to Date	\$112.28

Deposits/ Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	07/20	23.91		DEPOSIT				
	07/31	15.81		INTEREST PAID THIS STATEMENT THRU 07/31				
Deposits/Credits: 2				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	4538	1,000.00	07/10	4587	980.00	07/11	4596	3,874.50	07/21
	*4543	1,000.00	07/10	4588	229.22	07/10	4597	390.00	07/28
	*4576	80.00	07/10	4589	500.00	07/17	4598	36.22	07/24
	4577	140.00	07/10	4590	145.00	07/17	4599	1,140.00	07/21
	4578	160.00	07/05	4591	150.00	07/21	4600	1,055.00	07/21
	4579	200.00	07/05	4592	1,225.00	07/25	4601	27.36	07/20
	*4583	180.00	07/03	4593	6,000.00	07/21	4602	5,407.66	07/20
	*4585	2,010.00	07/03	4594	7,605.88	07/21	4603	5,409.50	07/21
	4586	4,842.19	07/05	4595	5,634.38	07/20			

Checks: 26
* Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	07/07	1,917.27		ELECTRONIC/ACH DEBIT DECISIONHR IX PAYROLL 562300000000004
	07/11	46.83		CHECK CARD PURCHASE TR DATE 07/10 TARGET 00013821 WESLEY CHAPELFL
	07/11	21.93		CHECK CARD PURCHASE TR DATE 07/10 TARGET 00013821 WESLEY CHAPELFL
	07/13	55.85		CHECK CARD PURCHASE TR DATE 07/12 CUSTMLANYARDLANYARDS 8329246777 TX
	07/17	70.37		ELECTRONIC/ACH DEBIT FLA DEPT REVENUE C01000000015480984
	07/18	173.83		CHECK CARD PURCHASE TR DATE 07/17 WWW.VISTAPRINT.COM 866-8593406 MA
	07/18	5.25		CHECK CARD PURCHASE TR DATE 07/17 WWW.VISTAPRINT.COM 866-8593406 MA

07/31/2017



Account Statement

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	07/19	298.00		CHECK CARD PURCHASE TR DATE 07/18 INT*IN *TRUE PLUMBERS 863-6676364 FL
	07/19	10.69		ELECTRONIC/ACH DEBIT STB CREDIT CARD PAYMENT 448848110901072
	07/21	65.89		ACCOUNT ANALYSIS FEE
	07/21	42.80		CHECK CARD PURCHASE TR DATE 07/20 DOLLAR TREE WESLEY CHAPELFL
	07/21	2,017.73		ELECTRONIC/ACH DEBIT DECISIONHR IX PAYROLL 562300000000004

Withdrawals/Debits: 12

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	490,809.89	490,809.89	07/18	477,052.15	477,052.15
	07/03	488,619.89	488,619.89	07/19	476,743.46	476,743.46
	07/05	483,417.70	483,417.70	07/20	465,697.97	465,674.97
	07/07	481,500.43	481,500.43	07/21	438,336.67	438,313.67
	07/10	479,051.21	479,051.21	07/24	438,300.45	438,300.45
	07/11	478,002.45	478,002.45	07/25	437,075.45	437,075.45
	07/13	477,946.60	477,946.60	07/28	436,685.45	436,685.45
	07/17	477,231.23	477,231.23	07/31	436,701.26	436,701.26

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.

2018



NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018
FINAL ANNUAL OPERATING BUDGET

AUGUST 14, 2017

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018 FINAL ANNUAL OPERATING BUDGET

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AUGUST 14, 2017

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Northwood Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD **also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently.** This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2018, which begins on October 1, 2017. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

Fund Number

001

Fund Name

General Fund

Services Provided

Operations and Maintenance of
Community Facilities Financed by
Non-Ad Valorem Assessments

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2017 Operating Budget	Current Period Actuals 10/1/2016 - 3/31/17	Projected Revenues & Expenditures 04/01/17 to 9/30/17	Total Actuals and Projections Through 09/30/17	Over/(Under) Budget Through 09/30/17
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	598,672.65	529,813.48	102,287.65	632,101.13	(33,428.48)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$598,672.65	\$529,813.48	\$102,287.65	\$632,101.13	(\$33,428.48)
BROUGHT FORWARD					
Miscellaneous	50,950.00	0.00	9,508.61	9,508.61	41,441.39
TOTAL BROUGHT FORWARD	\$50,950.00	\$0.00	\$9,508.61	\$9,508.61	\$41,441.39
INTEREST EARNINGS					
Interest Earnings	750.00	430.11	430.11	860.22	(110.22)
TOTAL INTEREST EARNINGS	\$750.00	\$430.11	\$430.11	\$860.22	(\$110.22)
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	300.00	20.00	20.00	40.00	260.00
Clubhouse Rentals	2,500.00	630.11	630.11	1,260.22	1,239.78
TOTAL OTHER MISCELLANEOUS REVENUES	\$2,800.00	\$650.11	\$650.11	\$1,300.22	\$1,499.78
TOTAL REVENUES	\$653,172.65	\$530,893.70	\$112,876.48	\$643,770.18	\$9,402.47
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	15,000.00	7,600.00	6,114.60	13,714.60	1,285.40
TOTAL LEGISLATIVE	\$15,000.00	\$7,600.00	\$6,114.60	\$13,714.60	\$1,285.40
FINANCIAL & ADMINISTRATIVE					
District Manager	57,500.00	28,749.96	28,750.04	57,500.00	0.00
District Engineer	5,000.00	1,669.00	3,544.62	5,213.62	(213.62)
Dissemination Agent	1,000.00	0.00	500.00	500.00	500.00
Trustees Fees	4,000.00	1,445.65	2,168.47	3,614.12	385.88
Auditing Services	5,000.00	1,900.00	2,520.00	4,420.00	580.00
Postage, Phone, Faxes, Copies	1,000.00	755.45	495.54	1,250.99	(250.99)
Public Officials Insurance	1,800.00	2,950.36	973.10	3,923.46	(2,123.46)
Legal Advertising	800.00	379.89	1,203.03	1,582.92	(782.92)
Bank Fees	600.00	291.93	292.54	584.47	15.53
Dues, Licenses & Fees	600.00	766.73	325.00	1,091.73	(491.73)
Office Supplies	200.00	320.68	68.07	388.75	(188.75)
Website Administration	0.00	0.00	204.96	204.96	(204.96)
TOTAL FINANCIAL & ADMINISTRATIVE	\$77,500.00	\$39,229.65	\$41,045.36	\$80,275.01	(\$2,775.01)
LEGAL COUNSEL					
District Counsel	10,000.00	3,795.56	3,524.00	7,319.56	2,680.44
TOTAL LEGAL COUNSEL	\$10,000.00	\$3,795.56	\$3,524.00	\$7,319.56	\$2,680.44
ELECTRIC UTILITY SERVICES					
Electric Utility Services	60,000.00	26,751.90	39,357.01	66,108.91	(6,108.91)
TOTAL ELECTRIC UTILITY SERVICES	\$60,000.00	\$26,751.90	\$39,357.01	\$66,108.91	(\$6,108.91)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	58,500.00	32,457.00	66,793.33	99,250.33	(40,750.33)
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$58,500.00	\$32,457.00	\$66,793.33	\$99,250.33	(\$40,750.33)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	7,000.00	1,999.62	3,490.40	5,490.02	1,509.98
TOTAL WATER-SEWER COMBINATION SERVICES	\$7,000.00	\$1,999.62	\$3,490.40	\$5,490.02	\$1,509.98
OTHER PHYSICAL ENVIRONMENT					
Field Staff	80,000.00	27,168.52	39,918.66	67,087.18	12,912.82
Property & Casualty Insurance	10,000.00	6,093.09	5,809.09	11,902.09	(1,902.09)
Landscape Maintenance - Contract	104,185.00	38,366.28	42,210.22	80,576.50	23,608.51
Landscape Maintenance - Other	10,000.00	22,880.61	5,614.00	28,494.61	(18,494.61)
Lake Repairs & Maintenance	16,500.00	7,350.00	7,325.00	14,675.00	1,825.00
Plant Replacement Program	10,000.00	9,246.85	10,579.24	19,826.09	(9,826.09)
Irrigation Maintenance	5,000.00	2,068.52	2,689.55	4,758.07	241.93
Asset Repairs & Maintenance	4,631.00	4,420.00	3,161.38	7,581.38	(2,950.38)
Landscape Maintenance-Consultants	4,500.00	780.00	2,024.25	2,804.25	1,695.75
TOTAL OTHER PHYSICAL ENVIRONMENT	\$244,816.00	\$118,373.87	\$119,331.29	\$237,705.16	\$7,110.84
ROAD & STREET FACILITIES					
Decorative Light Maintenance	4,000.00	871.99	1,386.02	2,258.01	1,741.99
Pavement/Signage/Wall Repairs	25,000.00	43,000.00	4,221.44	47,221.44	(22,221.44)
TOTAL ROAD & STREET FACILITIES	\$29,000.00	\$43,871.99	\$5,607.46	\$49,479.45	(\$20,479.45)
PARKS & RECREATION					
Security Patrol	31,417.00	9,800.00	12,429.24	22,229.24	9,187.76
Pool Repairs & Maintenance	18,000.00	6,010.00	9,008.54	15,018.54	2,981.46
Cabana Maintenance	1,800.00	0.00	453.55	453.55	1,346.45
Clubhouse Supplies	5,000.00	2,694.34	2,701.96	5,396.30	(396.30)
Clubhouse Maintenance	3,200.00	2,268.20	1,972.24	4,240.44	(1,040.44)
Clubhouse Furniture & Equipment	2,000.00	0.00	616.09	616.09	1,383.91
Park Facility Maintenance	4,000.00	74.90	1,864.43	1,939.33	2,060.67
Clubhouse Gate	1,500.00	396.60	1,820.62	2,217.22	(717.22)
Special Events	5,000.00	819.91	1,934.41	2,754.32	2,245.68
Security System	3,000.00	251.46	1,853.67	2,105.13	894.87
Facility Telephone and Internet Service	5,500.00	1,432.27	1,375.60	2,807.87	2,692.13
Pool Furniture	5,000.00	0.00	76.36	76.36	4,923.64
TOTAL PARKS & RECREATION	\$85,417.00	\$23,747.68	\$36,106.72	\$59,854.40	\$25,562.60
OTHER EXPENSES					
Community Enhancement Projects	37,431.00	0.00	24,572.75	24,572.75	12,858.25
TOTAL OTHER EXPENSES	\$37,431.00	\$0.00	\$24,572.75	\$24,572.75	\$12,858.25
RESERVES					
Undesignated Reserves	28,508.65	0.00	0.00	0.00	28,508.65
TOTAL RESERVES	\$28,508.65	\$0.00	\$0.00	\$0.00	\$28,508.65
TOTAL EXPENDITURES	\$653,172.65	\$297,827.27	\$345,942.91	\$643,770.18	\$9,402.47
REVENUES OVER / (UNDER) EXPENDITURES	\$0.00	\$233,066.43	(\$233,066.43)	\$0.00	\$0.00

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2017 Operating Budget	Total Actuals and Projections Through 09/30/17	Over/(Under) Budget Through 09/30/17	Fiscal Year 2018 Final Operating Budget	Increase / (Decrease) from FY 2017 to FY 2018
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	598,672.65	632,101.13	(33,428.48)	630,000.00	31,327.35
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$598,672.65	\$632,101.13	(\$33,428.48)	\$630,000.00	\$31,327.35
BROUGHT FORWARD					
Miscellaneous	50,950.00	9,508.61	41,441.39	38,450.00	(12,500.00)
TOTAL BROUGHT FORWARD	\$50,950.00	\$9,508.61	\$41,441.39	\$38,450.00	(\$12,500.00)
INTEREST EARNINGS					
Interest Earnings	750.00	860.22	(110.22)	750.00	0.00
TOTAL INTEREST EARNINGS	\$750.00	\$860.22	(\$110.22)	\$750.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	300.00	40.00	260.00	250.00	(50.00)
Clubhouse Rentals	2,500.00	1,260.22	1,239.78	3,000.00	500.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$2,800.00	\$1,300.22	\$1,499.78	\$3,250.00	\$450.00
TOTAL REVENUES	\$653,172.65	\$643,770.18	\$9,402.47	\$672,450.00	\$19,277.35
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	15,000.00	13,714.60	1,285.40	15,000.00	0.00
TOTAL LEGISLATIVE	\$15,000.00	\$13,714.60	\$1,285.40	\$15,000.00	\$0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	57,500.00	57,500.00	0.00	57,500.00	0.00
District Engineer	5,000.00	5,213.62	(213.62)	5,000.00	0.00
Dissemination Agent	1,000.00	500.00	500.00	1,000.00	0.00
Trustees Fees	4,000.00	3,614.12	385.88	4,000.00	0.00
Auditing Services	5,000.00	4,420.00	580.00	5,000.00	0.00
Postage, Phone, Faxes, Copies	1,000.00	1,250.99	(250.99)	1,000.00	0.00
Public Officials Insurance	1,800.00	3,923.46	(2,123.46)	1,800.00	0.00
Legal Advertising	800.00	1,582.92	(782.92)	800.00	0.00
Bank Fees	600.00	584.47	15.53	600.00	0.00
Dues, Licenses & Fees	600.00	1,091.73	(491.73)	600.00	0.00
Office Supplies	200.00	388.75	(188.75)	200.00	0.00
Website Administration	0.00	204.96	(204.96)	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$77,500.00	\$80,275.01	(\$2,775.01)	\$77,500.00	\$0.00
LEGAL COUNSEL					
District Counsel	10,000.00	7,319.56	2,680.44	10,000.00	0.00
TOTAL LEGAL COUNSEL	\$10,000.00	\$7,319.56	\$2,680.44	\$10,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	60,000.00	66,108.91	(6,108.91)	60,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$60,000.00	\$66,108.91	(\$6,108.91)	\$60,000.00	\$0.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	58,500.00	99,250.33	(40,750.33)	58,500.00	0.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$58,500.00	\$99,250.33	(\$40,750.33)	\$58,500.00	\$0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	7,000.00	5,490.02	1,509.98	7,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$7,000.00	\$5,490.02	\$1,509.98	\$7,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Field Staff	80,000.00	67,087.18	12,912.82	80,000.00	0.00
Property & Casualty Insurance	10,000.00	11,902.09	(1,902.09)	10,000.00	0.00
Landscape Maintenance - Contract	104,185.00	80,576.50	23,608.51	104,185.00	0.00
Landscape Maintenance - Other	10,000.00	28,494.61	(18,494.61)	10,000.00	0.00
Lake Repairs & Maintenance	16,500.00	14,675.00	1,825.00	16,500.00	0.00
Plant Replacement Program	10,000.00	19,826.09	(9,826.09)	10,000.00	0.00
Irrigation Maintenance	5,000.00	4,758.07	241.93	5,000.00	0.00
Asset Repairs & Maintenance	4,631.00	7,581.38	(2,950.38)	4,631.00	0.00
Landscape Maintenance-Consultants	4,500.00	2,804.25	1,695.75	4,500.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$244,816.00	\$237,705.16	\$7,110.84	\$244,816.00	\$0.00
ROAD & STREET FACILITIES					
Decorative Light Maintenance	4,000.00	2,258.01	1,741.99	4,000.00	0.00
Pavement/Signage/Wall Repairs	25,000.00	47,221.44	(22,221.44)	25,000.00	0.00
TOTAL ROAD & STREET FACILITIES	\$29,000.00	\$49,479.45	(\$20,479.45)	\$29,000.00	\$0.00
PARKS & RECREATION					
Security Patrol	31,417.00	22,229.24	9,187.76	31,417.00	0.00
Pool Repairs & Maintenance	18,000.00	15,018.54	2,981.46	18,000.00	0.00
Cabana Maintenance	1,800.00	453.55	1,346.45	1,800.00	0.00
Clubhouse Supplies	5,000.00	5,396.30	(396.30)	5,000.00	0.00
Clubhouse Maintenance	3,200.00	4,240.44	(1,040.44)	3,200.00	0.00
Clubhouse Furniture & Equipment	2,000.00	616.09	1,383.91	2,000.00	0.00
Park Facility Maintenance	4,000.00	1,939.33	2,060.67	4,000.00	0.00
Clubhouse Gate	1,500.00	2,217.22	(717.22)	1,500.00	0.00
Special Events	5,000.00	2,754.32	2,245.68	5,000.00	0.00
Security System	3,000.00	2,105.13	894.87	3,000.00	0.00
Facility Telephone and Internet Service	5,500.00	2,807.87	2,692.13	5,500.00	0.00
Pool Furniture	5,000.00	76.36	4,923.64	5,000.00	0.00
TOTAL PARKS & RECREATION	\$85,417.00	\$59,854.40	\$25,562.60	\$85,417.00	\$0.00
OTHER EXPENSES					
Community Enhancement Projects	37,431.00	24,572.75	12,858.25	37,431.00	0.00
TOTAL OTHER EXPENSES	\$37,431.00	\$24,572.75	\$12,858.25	\$37,431.00	\$0.00
RESERVES					
Undesignated Reserves	28,508.65	0.00	28,508.65	47,786.00	19,277.35
TOTAL RESERVES	\$28,508.65	\$0.00	\$28,508.65	\$47,786.00	\$19,277.35
TOTAL EXPENDITURES	\$653,172.65	\$643,770.18	\$9,402.47	\$672,450.00	\$19,277.35
REVENUES OVER / (UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS

Legislative

Supervisor Fees & Related Payroll Taxes

The amount paid to each Supervisor for the time devoted to the District's business and monthly meetings.
The amount permitted is \$200.00 per meeting for each member of the Board

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District' 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.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc. This is required of the District as part of the bond indentures.

Dissemination Agent

The District is required by the SEC to comply with Rule 15c2-12(b) (5), which relates to additional reporting requirements for unrelated bond issues.

Arbitrage Rebate Calculation

This is required of the District as part of the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Trustees Fees

This is required of the District as part of the bond indentures.

Travel Per Diem

This relates to mileage and gas reimbursement to District staff and management employees.

Technology Services

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a mainframe computer system.

Postage, Phone, Faxes, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conducts the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

To provide for unbudgeted administrative expenses.

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Capital Outlay

This is to purchase new equipment as required.

Legal Council

District Counsel

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Fees are based on prior year legal expenses.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This relates to water services provided to District facilities.

Other Physical Environment

Landscape Maintenance - Contract

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other

This category represents costs related to tree removals, additional plants, mulch, and other landscape maintenance items not covered within the scope of the contract.

Field Manager

The District utilizes a field manager to provide services relative to landscaping, maintenance, and other functions within the community.

Field Staff

The District employees staff that is responsible for the general maintenance and upkeep of the community.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Plant Replacement

This item is for landscape items that may need to be replaced during the year.

Lake Maintenance

The District has contracts to maintain the ponds and its acres of lakes that include funds for grass carp and algae/weed removal.

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS

Miscellaneous Repairs & Maintenance

The District has a contract to maintain the common areas and facilities.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Road & Street Facilities

Decorative Light Maintenance

This item is intended to fund maintenance needs specific to the decorative lights within the community.

Pavement/Signage/Wall Repairs

This item is intended to address pavement, signage, and wall repair needs as required within the community.

Parks & Recreation

Cabana Maintenance

This item is necessary to contract with a vendor to maintain the cabana within State Guidelines for public use.

Cabana Supplies

This item is necessary to ensure the cabana has sufficient stock supplies as needed for use.

Clubhouse Maintenance

This item is necessary to contract with a vendor to maintain the clubhouse within State Guidelines for public use.

Clubhouse Supplies

This item is necessary to ensure the clubhouse has sufficient stock supplies as needed for use.

Pool Repairs & Maintenance

The District has maintenance contracts for the pool area.

Park Maintenance

This item is necessary to contract with a vendor to maintain the park facilities within State Guidelines for public use.

Special Events

This item is intended to fund Holiday entertainment and costuming for the District's special events.

Security Patrol

This item is for the contractual service of the Sheriffs office or a private vendor to provide random patrols of the District assets and the community as a whole.

Other Expenses

Community Enhancement Projects

This item relates to the restoration or installation of certain infrastructure that the community may desire.

Contingency

Represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	Parcel Size	Debt Service Unit Count	O&M Unit Count	Fiscal Year 2017			Fiscal Year 2018			Total Inc/(Dec) in Annual Assmt ⁽²⁾
				Debt Service Per Unit	O&M Per Unit	Fiscal Year 2017 Total Assessment	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2018 Total Assessment	
PARCEL 1A	Large	49	49	\$513	\$951	\$1,464	\$0	\$1,051	\$1,051	(\$413)
PARCEL 1B	Small	49	49	\$494	\$951	\$1,445	\$0	\$1,051	\$1,051	(\$394)
PARCEL 2	Small	80	80	\$494	\$951	\$1,445	\$0	\$1,051	\$1,051	(\$394)
PARCEL 3A	Large	25	25	\$513	\$951	\$1,464	\$0	\$1,051	\$1,051	(\$413)
PARCEL 3B	Large	41	41	\$513	\$951	\$1,464	\$0	\$1,051	\$1,051	(\$413)
PARCEL 4	Small	115	115	\$494	\$951	\$1,445	\$0	\$1,051	\$1,051	(\$394)
PARCEL 5	Large	33	33	\$513	\$951	\$1,464	\$0	\$1,051	\$1,051	(\$413)
PARCEL 6	Small	56	56	\$494	\$951	\$1,445	\$0	\$1,051	\$1,051	(\$394)
PARCEL 7	Small	79	79	\$494	\$951	\$1,445	\$0	\$1,051	\$1,051	(\$394)
PARCEL 8	Small	53	53	\$494	\$951	\$1,445	\$0	\$1,051	\$1,051	(\$394)
PARCEL 9	Small	52	52	\$494	\$951	\$1,445	\$0	\$1,051	\$1,051	(\$394)
Parcel 2- Partial Prepay	Small	2	2	\$67	\$951	\$1,018	\$0	\$1,051	\$1,051	\$33
Parcel 3A- Partial Prepay	Large	1	1	\$70	\$951	\$1,020	\$0	\$1,051	\$1,051	\$30
Parcel 4- Partial Prepay	Small	1	1	\$67	\$951	\$1,017	\$0	\$1,051	\$1,051	\$33
Total Pay Down (Large)			1	\$0	\$951	\$951	\$0	\$1,051	\$1,051	\$100
Total Pay Down (Small)			1	\$0	\$951	\$951	\$0	\$1,051	\$1,051	\$100
Total		636	638							

Notations:

⁽¹⁾ Annual assessments are adjusted for collection costs and early payment discounts of 6%.

⁽²⁾ A positive figure denotes an increase in assessments; conversely, a negative figure denotes a decrease in assessments.

FISCAL YEAR 2018
FINAL ANNUAL OPERATING BUDGET



MANAGEMENT REPORT

TO: Northwood Board of Supervisors

FROM: Debby Hukill, CAM
District Manager

DATE: September 2017

SUBJECT: Manager's Report

I. Professional Services

LMP will be attending the meeting to discuss the annuals with the board.

Aquatics System has the approved proposals for the pond planting and testing. They have started working on these two.

II. Operations

Correspondence & Follow-Up Phone Calls

Residents of Northwood still have till Monday, September 4th to submit their resumes for the open board seat. We will email the resumes out to the board on Tuesday.

Munyan should be done painting the week of September 4th. September 7th Bill will walk the entire project and do his punch list of anything that needs completed. Once the list is completed I will walk the project to make sure everything is completed. Final payment will not be issued until everything is completed.

Please see enclosed reports for your review.

- a. Action Item List
- b. Property Priority Maintenance List & Wish List
- c. Community Inspection Reports
 - i. Asset Inspection
 - ii. OLM Inspection
 - iii. LMP Service Communication Report
- d. Aquatics Report
- e. Sheriff Reports

NOW-360 Action Item

Date	September
District	Northwood

#	Action Item Description	Responsible	Open Date	Status	
1	Revise proposals for new monument at back entrance.	DH	July	Open	
2	Revise proposal for stones on pillars from Motts.	DH	July	Open	
3	Proposal for astro turf for soccer area.	JM	July	Closed	Will have proposal week of Sept. 4
4	Contact fence company for proposal for playground area.	JM	June	Closed	
5	Order 3 signs for community Truck Concerns Call County.	JM	July	Closed	Ordered
6	Street Lighting Map	DH	July	Open	Go over TECO invoices and look at invoice \$940.86 (what is it for)
7	Letter to County for notice of sidewalks.	VB	August	Open	
8	Talk with LMP about replace dead plants or mulch for free. Have LMP attend September meeting.	DH	August	Closed	
9	Make sure timer for lights at basketball court is working. Also make sure gate at pool is working.	JM	August	Closed	
10	Post open board seat on website and at clubhouse.	DH	August	Closed	
11	Pond plantings and testing	DH	August	Closed	



Site: Northwood
September 01 2017

MONUMENTS AND SIGNS					
LIGHTING		20	20	0	
CLEAR VISIBILITY (Landscaping)		20	20	0	
PAINTING		20	17	-3	Almost complete
CLEANLINESS		20	20	0	
GENERAL CONDITION		20	18	-2	
	TOTALS	100	95	-5	95%
HIGH IMPACT LANDSCAPING					
ENTRANCE MONUMENT		25	23	-2	Waiting on flowers
CLUBHOUSE		25	25	0	
SUBDIVISION MONUMENTS		25	25	0	
MAIN BOULEVARD		25	25	0	
	TOTALS	100	98	-2	100%
HARDSCAPE ELEMENTS					
WALLS/FENCING		25	25	0	
SIDEWALKS		25	23	-2	flooded looking for drain options
SPECIALTY MONUMENTS		25	25	0	
STREETS		25	25	0	
	TOTALS	100	98	-2	95%

Grand Totals 300 291 -9 97%



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Northwood's Service Date: 08/15/17

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	XXXXX	Pruning	XXXXX	Turf		Inspection	
Edging Curbs	XXXXX	Hedging	XXXXX	Trees		Adjustments	
Edging Beds	XXXXX	Weeding	XXXXX	Shrubs		Repairs	
Weedeating	XXXXX	Tree Pruning		Annuals		Other	
		Palm Pruning		12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals		Trash	XXXXX	<u>TURF</u>		<u>TREES</u>	
Shrubs		Blowing Off	XXXXX	Insects		Insects	
Mulch		Leaves		Disease		Disease	
Other		Debris		Weeds			
		Other		<u>SHRUBS</u>		<u>OTHER</u>	
				Insects		Fire Ants	XXXXXX
				Disease		Weed Beds	
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:							
crew 122 was onsite Tuesday 08/15/17							
the crew of 122 mowed the blvd hard and soft edge and whip and blew off. The crew mowed							
ponds on the east end of the site. Crew 122 detailed the blvd and picked up any windfall							
that may have fallen from storms. Fret and pest was onsite Monday spraying for items from							
the olm list and the items I turned in that I have seen. Thank you.							

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Northwood's Service Date: 08/29/17

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input type="checkbox"/>	Pruning	<input type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input type="checkbox"/>	Hedging	<input type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input type="checkbox"/>	Weeding	<input type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input type="checkbox"/>	Tree Pruning	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input type="checkbox"/>	Weeds	<input type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	xxxxxxx
				Disease	<input type="checkbox"/>	Weed Beds	<input type="checkbox"/>
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:							
office persoanl was notfied of no mowing at northwoods on Tuesday. Rain and area to wet							
the crew detailed and clean the site all day.thank you							

SERVICE PROVIDED BY:

RECEIVED BY:

DATE

North wood patrol report for august

Date of Work : 07/31/2017

Event Number : [2017362302](#)

Arrival Time : 1600

On arrival I checked in with the contact person, via?: PHONE

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 2.5 hours

The other types of violations to report, such as trespassing, written warnings are: Written warnings

Narrative of events that took place during the time worked: I arrived at the location at 1555 hours. I attempted phone contact with the listed contact person and left a detailed message. I patrolled the entire neighborhood for speeders, traffic violators, suspicious persons, and suspicious vehicles. I issued warnings/citations as needed. I responded to a call of a suspicious person call where the reporting person said it was "odd" that a relator was at the bank owned residence. I made contact with the subject and verified that she was supposed to be at the location at the request of the bank to change the locks, clean it, and list it for sale. I spoke to several residents in and around the community along with the new construction crews. I asked them if they had any concerns that needed to be addressed and gave advice on how to deter/report/prevent crimes in the neighborhood. I remained highly visible during the entire job. There was nothing significant to report.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Employee Reporting : SGT. : R. KMIEC
Date of Work : 08/01/2017

Event Number : [2017363707](#)

Arrival Time : 1145

On arrival I checked in with the contact person, via?: STOPPED BY CLUBHOUSE

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 2 hours

The other types of violations to report, such as trespassing, written warnings are: 8 paper parking warnings/ 5 speeding warnings

Narrative of events that took place during the time worked: High visibility marked presence/security throughout entire neighborhood, 8 paper parking violation warnings issued. Traffic speed suppression on Northwood Palms resulting in five traffic stops for speeding (written warnings issued)

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Employee Reporting : DEP. : J. GARCIA
Date of Work : 08/05/2017

Event Number : [2017371038](#)

Arrival Time : 1200

On arrival I checked in with the contact person, via?: PHONE, STOPPED BY CLUBHOUSE

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 4 hours

The other types of violations to report, such as trespassing, written warnings are: Warning and citizen contacts

Narrative of events that took place during the time worked: Upon arrival, I stopped by the club house as requested. I also called the contact person and left a voicemail. I patrolled the entire community as requested to include the parks and club house areas. I conducted traffic control at numerous locations in the community doing traffic stops if necessary. I conducted speed measurement at numerous locations in the area. I did not observe any suspicious persons, vehicles, or activity during the detail. I did not have any calls for service during the detail.

Should you have any questions please contact us.

Sincerely **PCSO Secondary Employment Office**

Employee Reporting : SGT. : R. KMIEC
Date of Work : 08/06/2017

Event Number : [2017373015](#)

Arrival Time : 1745

On arrival I checked in with the contact person, via?: STOPPED BY CLUBHOUSE

Number of field interview reports: 0

Number of parking tickets: 2 parking warnins

Amount of time running radar: 2 hours

The other types of violations to report, such as trespassing, written warnings are: 2 written speed warnings issued

Narrative of events that took place during the time worked: High visibility marked presence throughout neighborhood, providing security and crime suppression. Traffic speed suppression via radar, 2 written warnings issued for speed, 2 parking warnings issued, security checks at clubhouse and pool area.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Employee Reporting : SGT. : R. KMIEC
Date of Work : 08/06/2017

Event Number : [2017373015](#)

Arrival Time : 1745

On arrival I checked in with the contact person, via?: STOPPED BY CLUBHOUSE

Number of field interview reports: 0

Number of parking tickets: 2 parking warnins

Amount of time running radar: 2 hours

The other types of violations to report, such as trespassing, written warnings are: 2 written speed warnings issued

Narrative of events that took place during the time worked: High visibility marked presence throughout neighborhood, providing security and crime suppression. Traffic speed suppression via radar, 2 written warnings issued for speed, 2 parking warnings issued, security checks at clubhouse and pool area. Should you have any questions please contact us.

Employee Reporting : DEP. : B. MCGAVOCK
Date of Work : 08/08/2017

Event Number : [2017376565](#)

Arrival Time : 1800

On arrival I checked in with the contact person, via?: STOPPED BY CLUBHOUSE

Number of field interview reports: 0

Number of parking tickets: 3

Amount of time running radar: 0

The other types of violations to report, such as trespassing, written warnings are: no

Narrative of events that took place during the time worked: I attended HOA meeting to ensure peace and tranquility during process. I only had to intervene with one attendee, who became slightly irate. He did leave after being asked to do so. After the meeting, I went to a problem location for illegally parked vehicles, in the cal-de-sac of Ladywell Court. Three total vehicles were parked in the street in a manner that would not allow for emergency vehicles to pass. Contact was made with two of the vehicle owners. The parking violations were explained and written warnings were issued to the same three vehicles. I also explained further violations would possible involve citations to the registered owners. No other problems occurred.

Should you have any questions please contact us.

Employee Reporting : DEP. : L. WINTERS
Date of Work : 08/11/2017

Event Number : [2017382332](#)

Arrival Time : 2055

On arrival I checked in with the contact person, via?: PHONE

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 1 hour

The other types of violations to report, such as trespassing, written warnings are: 1 speeding citation

Narrative of events that took place during the time worked: Attempted to call Ms Marques enroute went to Northwood voice mail, left message. On arrival there were three cars parked in the clubhouse lot, ran all three they appear to be overflow parked so not on the street. Checked pool area no one there all gates locked. Mens room was propped open with the dead bolt secured the door, walked to the back no one on the courts. The gate to the courts does not secure and is broken. Patrolled the community few people walking dogs, saw 4 garage doors open, made note of them to have them closed after midnight. After patrol re-checked the clubhouse area, now only 3 cars present, no one around. Completed 2nd patrol no one out, 2 of the garage doors I saw earlier were closed the other two had residents active in them. Ran radar from 0030 hours to 0130 hours at two locations on NW Palms, stopped one car for 62 in the 30 issued citation. Came back to clubhouse for awhile, had suspicious vehicle pull in made contact with the driver. He was lost and looking for his new girlfriends address on Coral Springs, checked him and gave him directions two the house. While doing 3rd patrol was asked to handle an assist for Hernando county reference a hit and run crash. The suspected person lives on Coral Springs. Finished patrol no one out and about, checked clubhouse on more time before departing.

Should you have any questions please contact us.

Employee Reporting : SGT. : R. KMIEC
Date of Work : 08/12/2017

Event Number : [2017382991](#)

Arrival Time : 1130

On arrival I checked in with the contact person, via?: STOPPED BY CLUBHOUSE

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

The other types of violations to report, such as trespassing, written warnings are: 0

Narrative of events that took place during the time worked: Stationary security post

Should you have any questions please contact us.

Employee Reporting : DEP. : M. ROEHRIG
Date of Work : 08/14/2017

Event Number : [2017386784](#) **Arrival Time :** 1800

On arrival I checked in with the contact person, via?: STOPPED BY CLUBHOUSE

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 30 mins

The other types of violations to report, such as trespassing, written warnings are: 1-written warning

Narrative of events that took place during the time worked: on arrival I was requested to provide security and peace during the CCD meeting, which lasted about 3.5 hours. I conducted speed enforcement during the remaining time, resulting with 1 written warning (no prior speed violation).

Should you have any questions please contact us

Employee Reporting : DEP. : R. FRISCO
Date of Work : 08/23/2017

Event Number : [2017402973](#)

Arrival Time :

On arrival I checked in with the contact person, via?:

Number of field interview reports:

Number of parking tickets:

Amount of time running radar:

The other types of violations to report, such as trespassing, written warnings are:

Narrative of events that took place during the time worked: At 1900 hrs, I went to the Cabana, signed in, and retrieved the key card. However, the key card # XSF(01)33:11879 that was on the deputy-s sign-in sheet would not open any doors or gates. It just kept blinking red/green on every door or gate I tried it on, so I just returned it to the Cabana. I continuously patrolled the entire community, clubhouse, pool, & parks throughout the shift. I remained highly visible throughout the shift to deter traffic violations and suspicious activity. I issued (8) Illegal Street Parking Citations/Written Warnings depending on any prior warnings or not. There were no calls for service in the community during my detail and I did not observe any suspicious or illegal activity!

Should you have any questions please contact us.

Employee Reporting : DEP. : R. ORTIZ

Date of Work : 08/27/2017

Event Number : [2017409793](#)

Arrival Time : 1900

On arrival I checked in with the contact person, via?: PHONE, STOPPED BY CLUBHOUSE

Number of field interview reports: 0

Number of parking tickets: 1

Amount of time running radar: n/a

The other types of violations to report, such as trespassing, written warnings are: 4 verbal, 1 written warnings for parking

Narrative of events that took place during the time worked: 8-27-17, Northwood HOA, [2017409793](#) 1842- Left message with contact person Josue Marquez – [8139911155](#), that I was working. 1900- Arrived at club house and performed a foot patrol. (KEY IN BOX DOES NOT WORK ON OFFICE DOOR) 1907- Began patrol of neighborhood. 1907- BARRINGTON 1911- Verbal warning for parking on 1447 Rincon Dr. They moved car 1920- Went back and secured gate kids left open as they left B-ball courts. 1934- PRESERVE 1954- CARLYLE 2010- 2 Verbal warnings for parking at 1701 Marumbi Ct. 2015- Restroom Break 2025- Posted up on utility driveway off of Northwood Palms for presence and to deter speeders. 2125- PRESERVE 2140- CARLYLE 2143- Written warning for parking at 27413 Coral Springs Dr. 2210- Parking citation for 27829 Breakers Dr. 2213- Verbal for 37323 New Smyrna Dr. they moved it. 2222- Checked on pool and clubhouse. 2229- BARRINGTON 2238- Posted up in median by County Line for Presence and to deter speeders. 2300- X8

Should you have any questions please contact us.

Employee Reporting : DEP. : K. BECKMAN

Date of Work : 08/29/2017

Event Number :

Arrival Time : 1830

On arrival I checked in with the contact person, via?: PHONE, STOPPED BY CLUBHOUSE

Number of field interview reports:

Number of parking tickets:

Amount of time running radar: 1.5

The other types of violations to report, such as trespassing, written warnings are: No

Narrative of events that took place during the time worked: On this date, the weather conditions were mostly rainy, which made it dangerous for traffic stops. There was a brief period of time when it wasn't raining, which allowed me to patrol the club house, pool and basketball courts on foot. I also ran radar and monitored vehicle traffic on the main thoroughfare. Of note, earlier in the shift, I did see a damaged door handle for the bathroom next to the pool. At the time, a maintenance worker was in the area and he was able to call the point of contact to verify if a police report would need to be completed. At the time, no police report was requested until they were able to review the surveillance footage.

Should you have any questions please contact us.

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICTS

District Office ☐ 2005 Pan Am Circle ☐ Suite 120 ☐ Tampa, Florida 33607 ☐ (813) 397-5120 ☐ Fax (813) 873-7070

September 11, 2017

To: Northwood CDD – Audit Committee
Audit Committee Selection Process

As noted above, we suggest appointing the entire Board as the Committee. This will allow for an easy quorum and the Committee can meet before or during the regular Board meeting. You may, however, appoint as few as two persons such as the District manager (“Manager”) and the Board Chairman. Consider the following:

1. At a regular Board meeting, have the Board, by motion, appoint the Committee members. The Board should designate one person as the Chair of the committee.
2. If you have already advertised a meeting of the Committee, you may have the Committee meeting during or after the regular Board meeting.
3. You cannot have a Committee meeting until you publicly notice the meeting of the Committee, either within the same published notice as the regular meeting or separately.

After you have provided notice, you may convene the Committee meeting. The purpose of the meeting will be to select the criteria by which responses to the RFP will be evaluated and announce publicly that the District is soliciting proposals. The actions to be taken by the Committee include:

1. Selection of the criteria by which proposals will be evaluated. You are statutorily required to consider: (a) ability of personnel; (b) experience; and (c) ability to furnish the required services. Additional criteria, such as price, should be determined by the Committee.
2. Determination of the date, time, and location that the RFP will be required to be received by the District. While there is no exact time required for this RFP to be out, it should be at least two weeks to give firms an opportunity to put together a proposal.
3. Public announcement of the opportunity to provide auditing services. Such announcement must include, at minimum: (a) a brief description of the audit and (b) how interested firms can apply for consideration (where they can obtain an RFP). The Manager will then publish the notice of the RFP. A sample notice is attached.
4. Provide interested firms, through the Manager, an RFP that must include information on how proposals are to be evaluated and other information necessary to enable interested firms to respond.

At the date, time, and location announced in the RFP, the Manager must open the proposals and read them aloud. The Manager should then evaluate them for completeness. There should be the proper number of copies, the correct documents, and all should be properly completed. The Manager should then schedule, or have already scheduled, a meeting of the Committee. The following is an outline of that process:

1. The Committee meeting should be noticed. The published notice of the Committee meeting may be with the same published notice as the regular Board meeting but must specifically state that the audit Committee will be meeting. A separate published notice of just the Committee meeting may also be used.

2. The Committee will evaluate the proposals that are determined complete (responsive) and will rank them in accordance with the evaluation criteria established by the Committee and adjourn.
3. The Committee Chairman will make a report to the Board, at a properly noticed Board meeting, the ranking assigned by the Committee to the responses to the RFP.
4. If compensation is a criteria on the Evaluation Criteria Sheet, the Board shall negotiate a contract with the highest ranked firm or it must document in its public record the reason for not selecting the highest ranked qualified firm. If compensation is not a criteria on the Evaluation Criteria Sheet, the Board will then authorize staff to enter into negotiations with the firms in order of ranking or as directed.

After successful negotiations, staff must return to the Board for authorization to enter into a contract with one of the auditing firms. The Contract must meet the following criteria:

It must, as a minimum, include provisions that:

- a. specify the services to be provided and fees, or other compensation for such services;
- b. require that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the Contract
- c. specify the contract period, including renewals and conditions, under which the Contract may be terminated or renewed.

An engagement letter that contains the above provisions and that is signed and executed by both parties can be used to satisfy the requirements of a written contract. It is our recommendation that the Contract provide for only two (2) annual renewals.

In summation, you must do the following:

1. The Board must appoint an audit committee.
2. The Committee meeting must be noticed.
3. The Committee must establish the RFP evaluation criteria which **must** include (a) ability of personnel, (b) experience, and (c) ability to furnish the required services.
4. The Committee must issue the RFP in compliance with the above criteria.
5. The Committee must evaluate and rank the proposals to the RFP in accord with evaluation criteria.
6. The Board must select the firm to negotiate with.
7. The Board must approve the Contract, as negotiated, that meets the above criteria.

**AUDITOR SELECTION
EVALUTION CRITERIA (PRICE FACTORED IN)**

1. Ability of Personnel **(20 points)**

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project, capabilities and experience of key personnel, present ability to manage this project, evaluation of existing work load, proposed staffing levels, etc.)

2. Proposer's Experience **(20 points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, and reputation of respondent; etc.)

3. Timeline **(20 points)**

Points will be awarded based upon the proposers timeline of the completion of the services requested.

4. Ability to Furnish the Required Services **(20 points)**

Extent to which the proposal demonstrates the adequacy of the Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g., the existence of any natural disaster plan for business operations).

5. Price **(20 points)**

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.